

# Birchwood

ERROGIE, INVERNESS, HIGHLAND, IV2 6UH



*A gorgeous three-bedroom detached property,  
set against two acres of stunning scenic land*



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Introducing Birchwood, a stunning three-bedroom detached property nestled in the picturesque village of Errogie, just 18 miles from the vibrant city of Inverness. Set upon approximately two acres of sprawling land, this home offers an idyllic retreat amidst the tranquil Scottish countryside.

# THE LOUNGE



Step inside to discover a delightful fusion of charm and modern comfort. The inviting lounge welcomes you with its abundant natural light and features a cosy wood burner fireplace, perfect for chilly evenings.

# THE KITCHEN/DINER

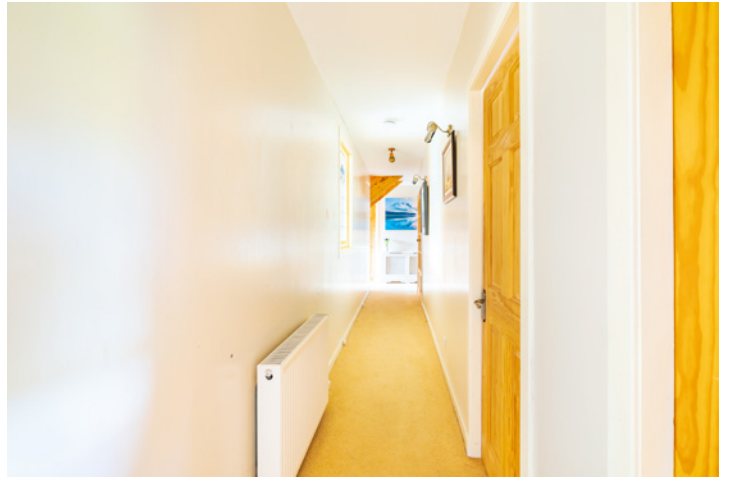


The heart of the house lies in its well-equipped kitchen with a dining area, seamlessly connected to a sunlit conservatory. Here, you can unwind with a good book while soaking in the breathtaking views of your surroundings. Throw open the patio doors and extend your entertainment space onto the raised decking area, where you can bask in the beauty of nature.



# THE CONSERVATORY

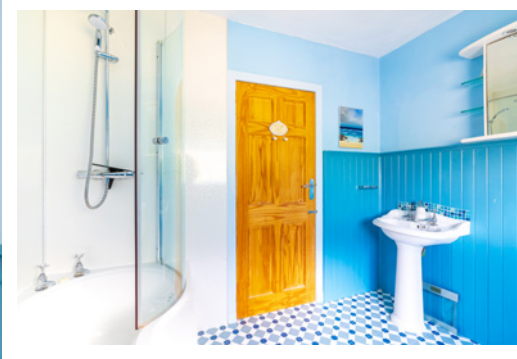




The ground floor boasts three spacious double bedrooms, offering ample accommodation for family and guests. A well-appointed family bathroom with a bath suite and overhead shower, a convenient utility room, and a separate second shower room enhance the practicality of this home.

Venture upstairs to discover the versatile attic space, ideal for use as a fourth bedroom, a hobby/craft room, or a home office, catering to your lifestyle needs.

# THE BATHROOM



# THE SHOWER ROOM & UTILITY



# BEDROOM 1



# BEDROOM 2





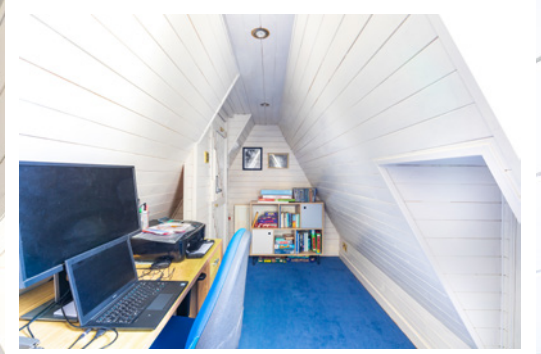
# BEDROOM 3





Venture upstairs to discover the versatile attic space, ideal for use as a fourth bedroom, a hobby/craft room, or a home office, catering to your lifestyle needs.

## BEDROOM 4



Externally, Birchwood boasts expansive grounds adorned with lush greenery, accessed via a long driveway and gated entrance, ensuring privacy and seclusion.

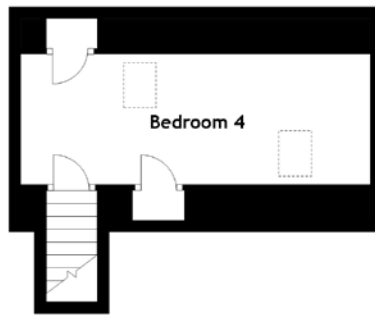
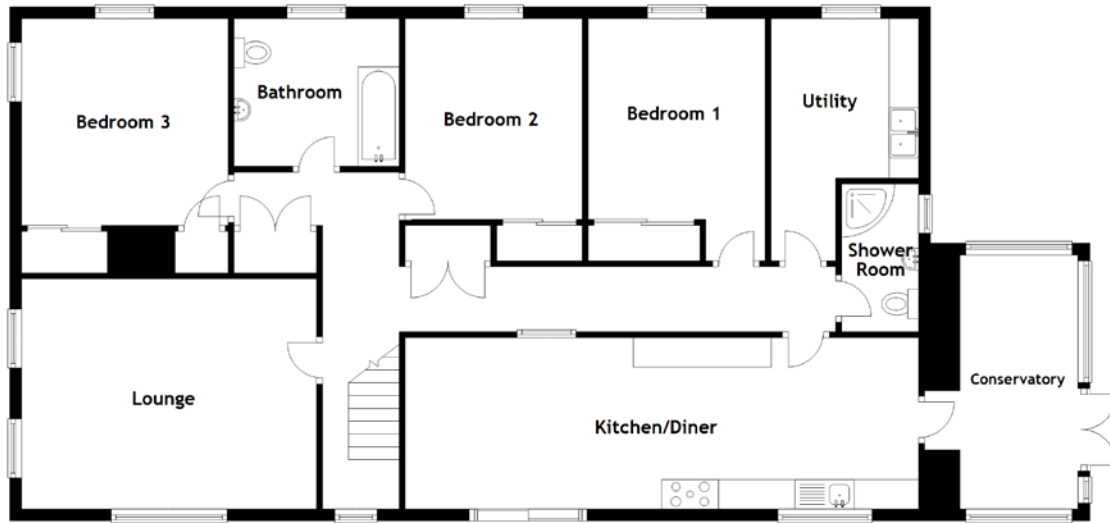
Experience the epitome of countryside living at Birchwood, where every day feels like a serene retreat amidst nature's beauty. Don't miss your chance to make this dream home yours.

# EXTERNALS & VIEWS





# FLOOR PLAN, DIMENSIONS & MAP

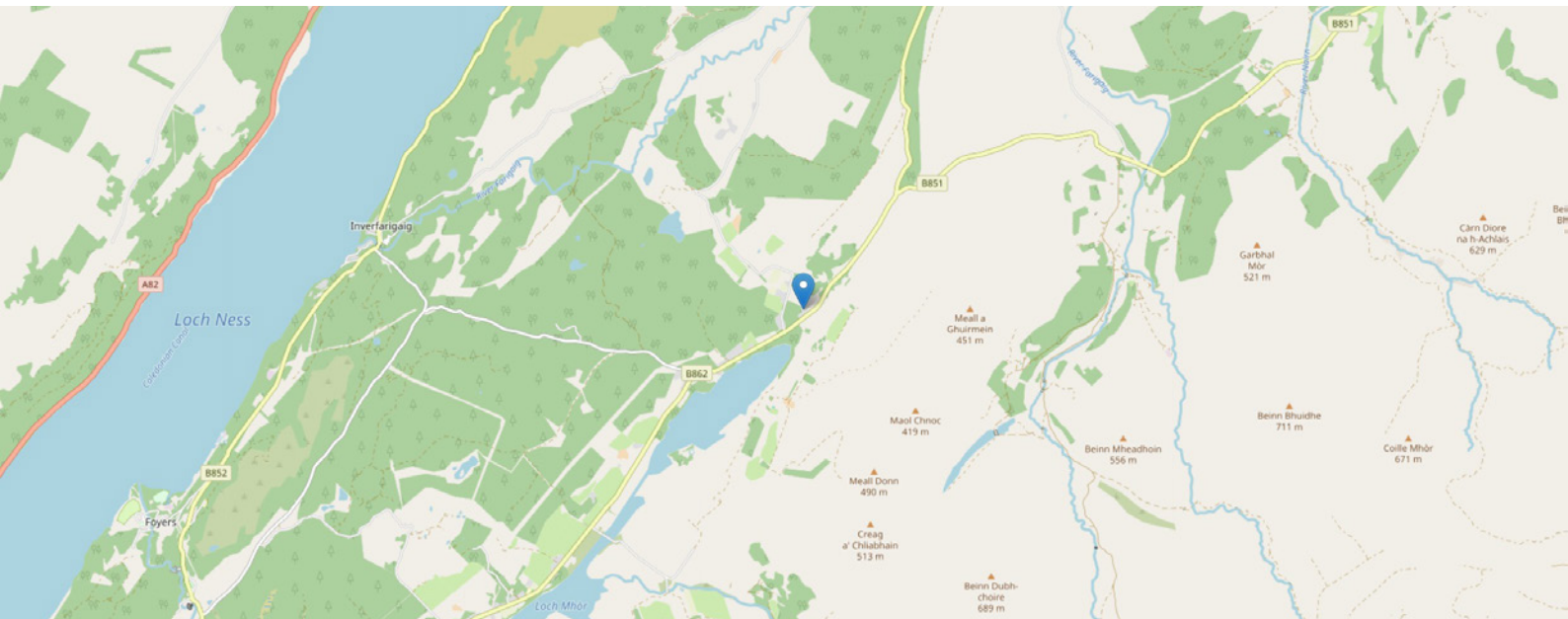


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.90m (12'9")
Kitchen/Diner	8.70m (28'7") x 2.90m (9'6")
Conservatory	4.30m (14'1") x 2.00m (6'7")
Shower Room	2.50m (8'2") x 1.30m (4'3")
Utility	4.10m (13'5") x 2.50m (8'2")

Bathroom	2.80m (9'2") x 2.50m (8'2")
Bedroom 1	4.10m (13'5") x 3.00m (9'10")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 3.50m (11'6")
Bedroom 4	5.90m (19'4") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 132m<sup>2</sup>  
EPC Rating: D



# THE LOCATION

Discover Errogie, a charming small hamlet situated just 18 miles southwest of the Highland capital of Inverness. Nestled amidst the breathtaking Scottish countryside, Errogie offers a tranquil escape while still providing easy access to the bustling amenities of city life. Families in Errogie benefit from nearby primary schooling in Gorthleck, with secondary education readily available in Inverness. Commuting to the city is a breeze, thanks to the regular bus route connecting Errogie to the vibrant heart of Inverness.





Speaking of Inverness, it truly is a gem in the crown of the Scottish Highlands. As the unofficial capital of the Highlands, Inverness seamlessly blends urban convenience with the untamed beauty of its surroundings. Here, you'll find everything you need, from shops and restaurants to cultural attractions and entertainment venues.

Safety and security are paramount in Inverness, making it an ideal haven for families seeking peace of mind. With a low crime rate, parents can rest assured that their loved ones can thrive in a secure environment. For those with a penchant for adventure, Inverness serves as the ultimate gateway to the great outdoors. Explore the rugged landscapes of the Cairngorm National Park, where hiking, skiing, and wildlife spotting await. Golf enthusiasts will delight in the proximity to world-class courses like Dornoch, Nairn, and Castle Stuart, ensuring endless days of tee-time bliss.

Whether you're drawn to Errogie for its peaceful ambience or Inverness for its dynamic city life, this corner of the Highlands offers an unparalleled lifestyle that caters to all. Embrace the best of both worlds in Errogie and Inverness, where every day promises new adventures and cherished moments amidst Scotland's natural splendour.



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