



Broallan

BEAULY, INVERNESS, HIGHLAND, IV4 7AH

The Rowans is located in the beautiful rural hamlet of Broallan, less than three miles from Beaulay and an easily commutable fourteen miles from Inverness. It is set in an elevated location at the end of a lane with no through traffic.

Beaulay is a very attractive village and has its own health centre, railway station and primary school and offers a wide selection of shops, restaurants, hotels and a bank. Secondary pupils attend Charleston Academy in Inverness using free council provided transport. There is also a Train station with frequent services to Inverness and a regular bus service from the village.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are a delight to followers of outdoor pursuits with easy access to the winter and summer sports playgrounds of The Cairngorms and Lochaber. The rugged North-West Highlands, often referred to as the last great wilderness in Europe, are close-by with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are not forgotten either with some of the most internationally famous, iconic courses such as Royal Dornoch, Nairn and Castle Stuart all within an hour's drive.



The Rowans

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“... an ideal prospect for a buyer looking for a rural lifestyle within easy reach of services ...”

McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this well presented and spacious three bedroom detached villa.

The property is built over two levels with the lower floor consisting of a large double-aspect lounge (with wood burning stove), double-aspect dining room (with patio door), fitted kitchen (with Belling range electric cooker), understair storage cupboard, cloakroom/ WC and utility room (with door to integral garage).

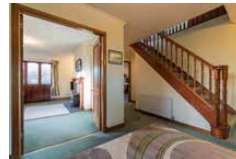
The upstairs has a spacious landing area, master bedroom (with en-suite shower) and two additional bedrooms (all bedrooms are king-size and have fitted wardrobes) and an expansive family bathroom with separate shower cabinet. An added bonus comes with a substantial floored attic currently used as an office (could be used as an additional bedroom), with heating and Velux window, that also providing a great storage area.

The property benefits from oil-fired central-heating (with modern boiler) and double glazing.

The chipped driveway provides parking for a number of vehicles and leads to the integral garage/workshop. The garden ground is fully enclosed is laid mainly to lawn offset with a variety of mature trees, shrubs and vegetable garden. A timber summerhouse, shed and greenhouse are included in the sale.

This property would make an ideal prospect for a buyer looking for a rural lifestyle within easy reach of services.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.20m (13'9")
Kitchen	4.60m (15'1") x 3.50m (11'6")
Dining Room	4.60m (15'1") x 3.50m (11'6")
Utility	3.00m (9'10") x 2.00m (6'7")
Garage	6.00m (19'8") x 4.70m (15'5")
Master Bedroom	5.20m (17'1") x 3.50m (11'6")
En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	3.80m (12'6") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 3.00m (9'10")
Bathroom	4.30m (14'1") x 3.50m (11'6")
WC	1.60m (5'3") x 1.40m (4'7")

Gross internal floor area (m²): 153m² | EPC Rating: D

Extras (Included in the sale): Bellini range electric cooker, dishwasher, fitted floor coverings, summerhouse, shed and greenhouse.

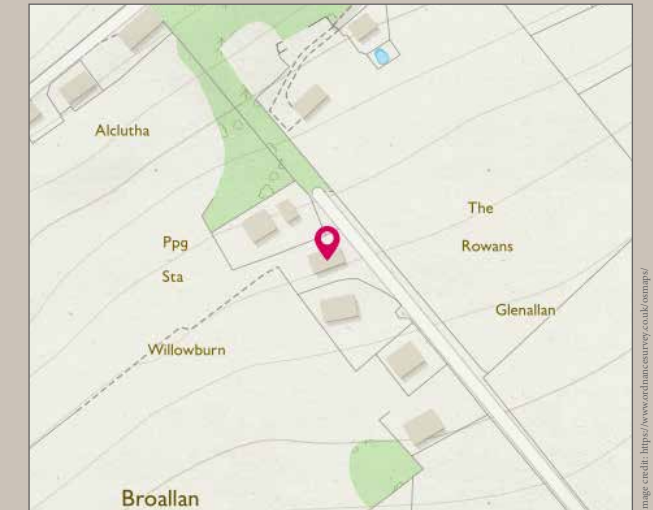


Image credit: <https://www Ordnance Survey.co.uk/omaps/>



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