

Rowan, 3 Kindeace

HIGHLAND LODGES, INVERGORDON, IV18 0LL



A two-bedroom 'A frame' style lodge in the heart of woodland, with stunning surroundings



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McEwan Fraser Legal is delighted to present 3 Kindecie Highland lodges, located just outside Invergordon in one of the most stunning woodland settings you will find in the Highlands.

The lodge itself is a two-bedroom, detached, 'A frame' Scandinavian-style building. Internally it does require some updating and modernising but gives you a fantastic blank canvas, with good size rooms, a sensational backdrop and the added bonus of a large outbuilding to the rear of the lodge, that could be utilised for storage or used in the future as an office or similar.

THE LOUNGE/KITCHEN & UTILITY



Inside, the lodge comprises:

- Spacious open-plan kitchen/lounge area
- Two bedrooms
- Family bathroom
- Utility and storage room



THE BATHROOM



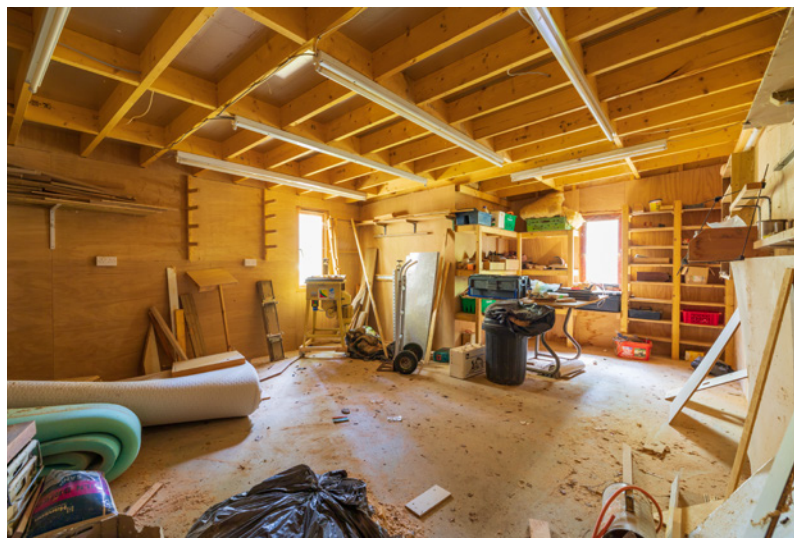
THE BEDROOMS



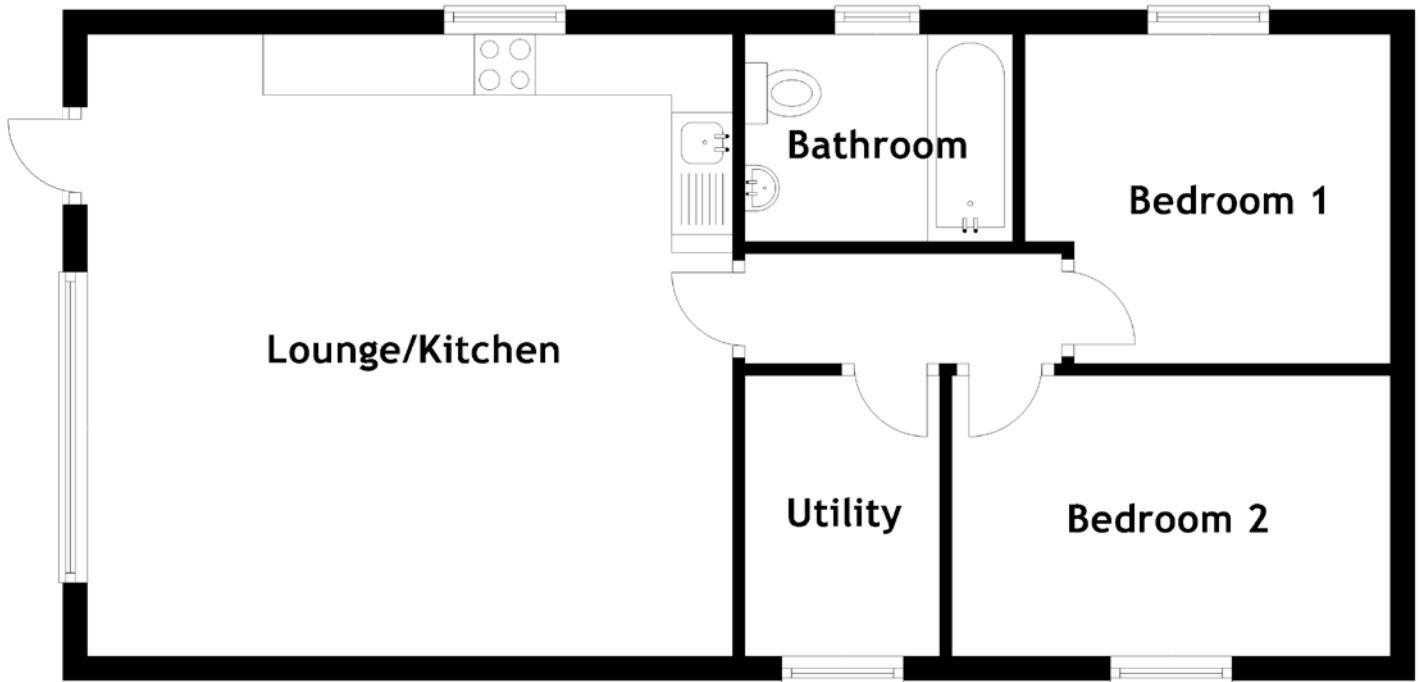
In addition, the property includes the previously mentioned outbuilding, a large wooden shed, parking for multiple cars all secured by a metal gate, and decking to the front of the property overlooking the garden.

This is a rare opportunity to acquire a property in such unique and beautiful surroundings, it would make a fantastic holiday home base. It could also be a very lucrative holiday let business going forward and as the property has no restrictions on residential living it can be used 365 days a year as a permanent home if needed.

OUTBUILDINGS



FLOOR PLAN, DIMENSIONS & MAP

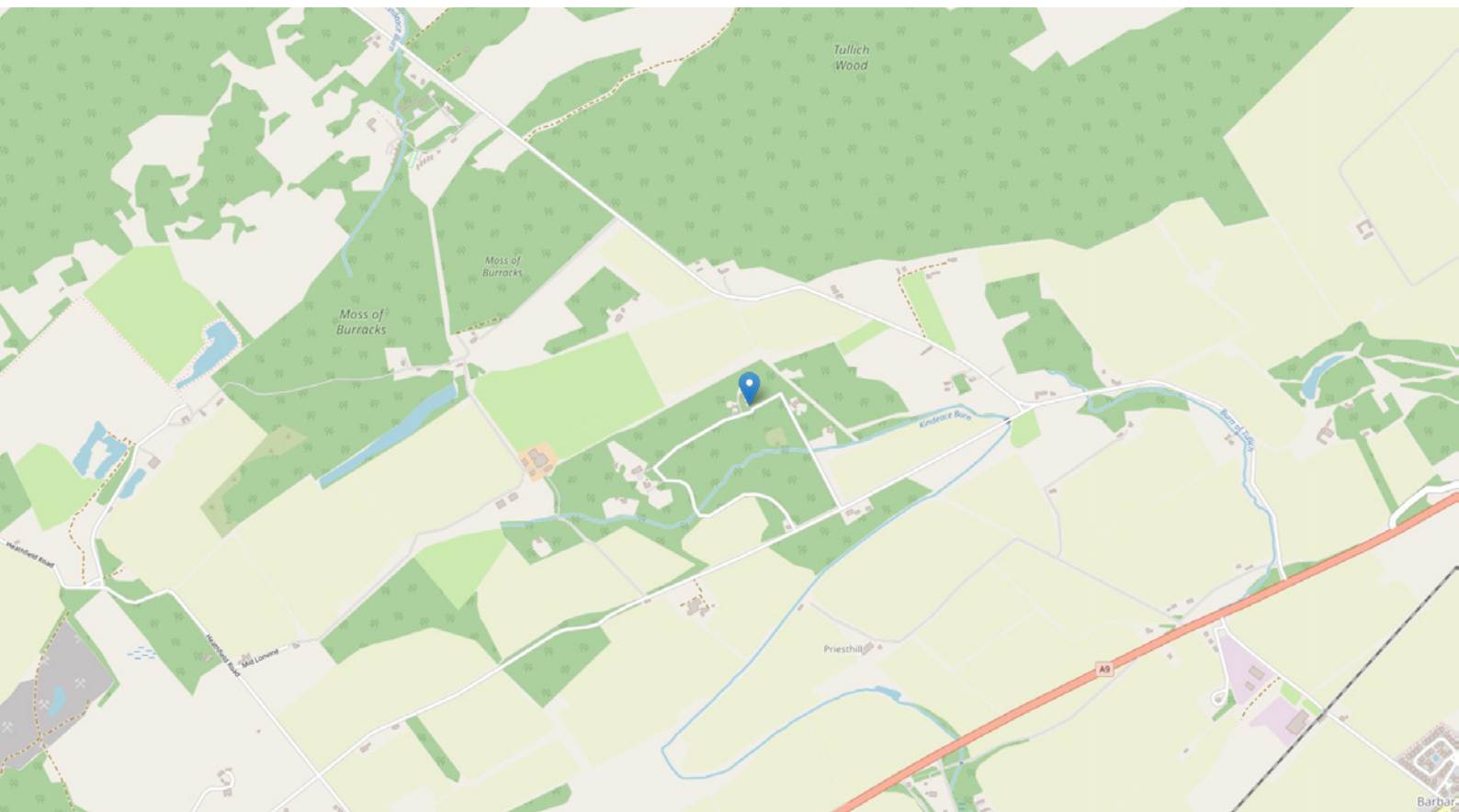


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 5.30m (17'5") x 5.10m (16'9")
Utility 2.30m (7'7") x 1.70m (5'7")
Bathroom 2.20m (7'3") x 1.70m (5'7")

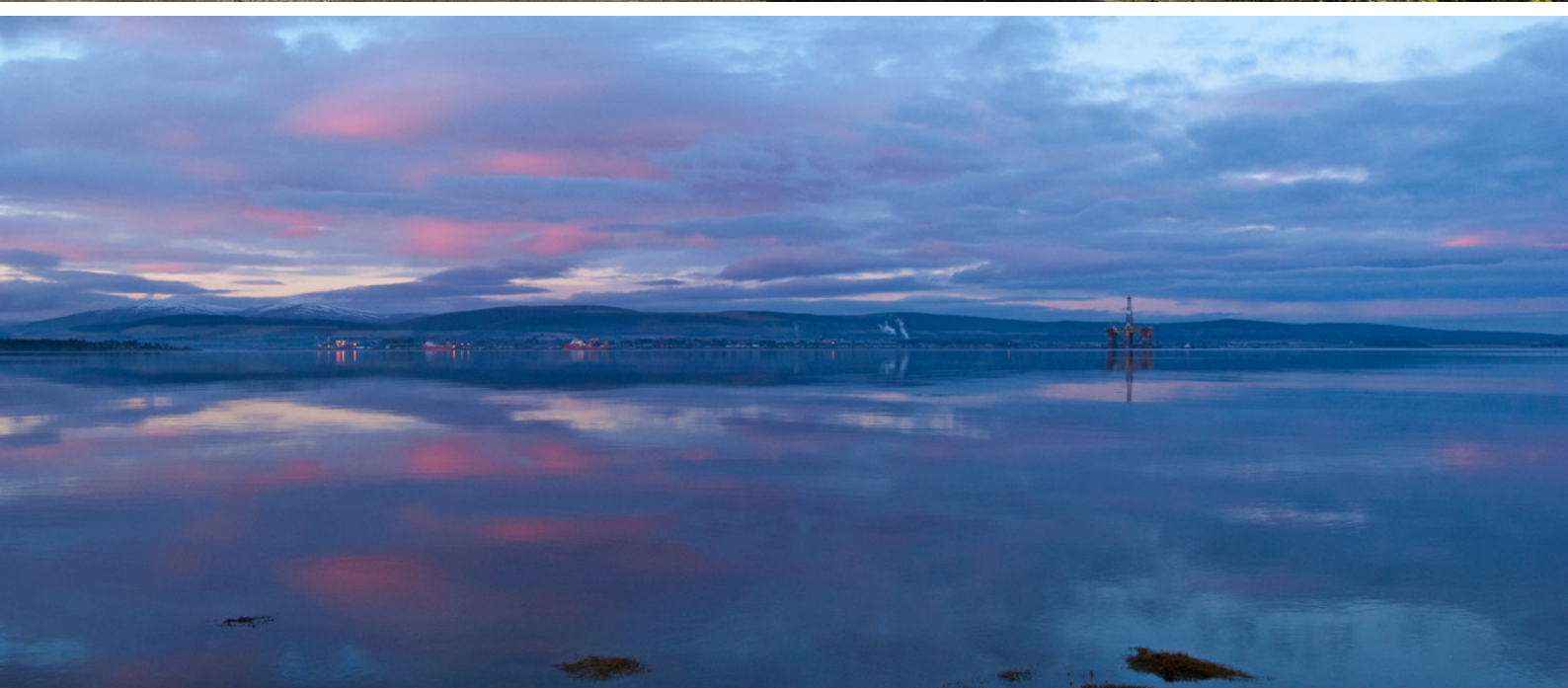
Bedroom 1 3.00m (9'10") x 2.70m (8'10")
Bedroom 2 3.60m (11'10") x 2.30m (7'7")

Gross internal floor area (m²): 75m²
EPC Rating: D



THE LOCATION

Kindeacie Highland lodges are handily placed for easy access to Invergordon, Tain, Nigg and Inverness whilst being located in the most remote and scenic of settings within the woods. Invergordon itself is famous for its sheltered, deep water harbour as it was formerly a large Royal Navy anchorage and this has shaped much of the town's recent history and architecture.





The town has many amenities, including shops, hotels and restaurants. It also has a cottage hospital, library, sailing club and community swimming pool with a modern gym. Regular commuter train services operate between Invergordon and Inverness. Primary schooling is provided in the nearby village of Milton with Invergordon Academy for senior pupils.

Invergordon Golf Course presents a stiff challenge to any golfer with the world-famous links at Royal Dornoch, Nairn and Castle Stuart also within reach.

The road journey to the City of Inverness takes approximately thirty-five minutes via the nearby A9 trunk road. The Highland capital city provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to domestic and international destinations.

The easily accessible North West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.




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