

# The Cairn

FOYERS, INVERNESS, HIGHLAND, IV2 6YB



*A grand four-bedroom detached family home in Foyers, built in 1906 and lovingly enjoyed by one family since the 1960s*



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Welcome to The Cairn, a majestic residence nestled in the charming village of Foyers, Inverness. Calling all visionaries and dreamers, this property presents an unparalleled opportunity for those with a passion for restoration, repair and a keen eye for potential.

Steeped in history, The Cairn has been a cherished part of the landscape since around 1906, under the care of the current owning family since 1967. For generations across nearly 60 years, they have lovingly preserved its heritage, enjoying many years of happy memories exploring the surrounding trees and woodland, and taking leisurely walks to the falls and gorge nearby. Enveloped by the breathtaking beauty of Loch Ness and the Falls of Foyers, immortalised even by the likes of Robert Burns, this home stands as a testament to the enduring allure of the Scottish Highlands.

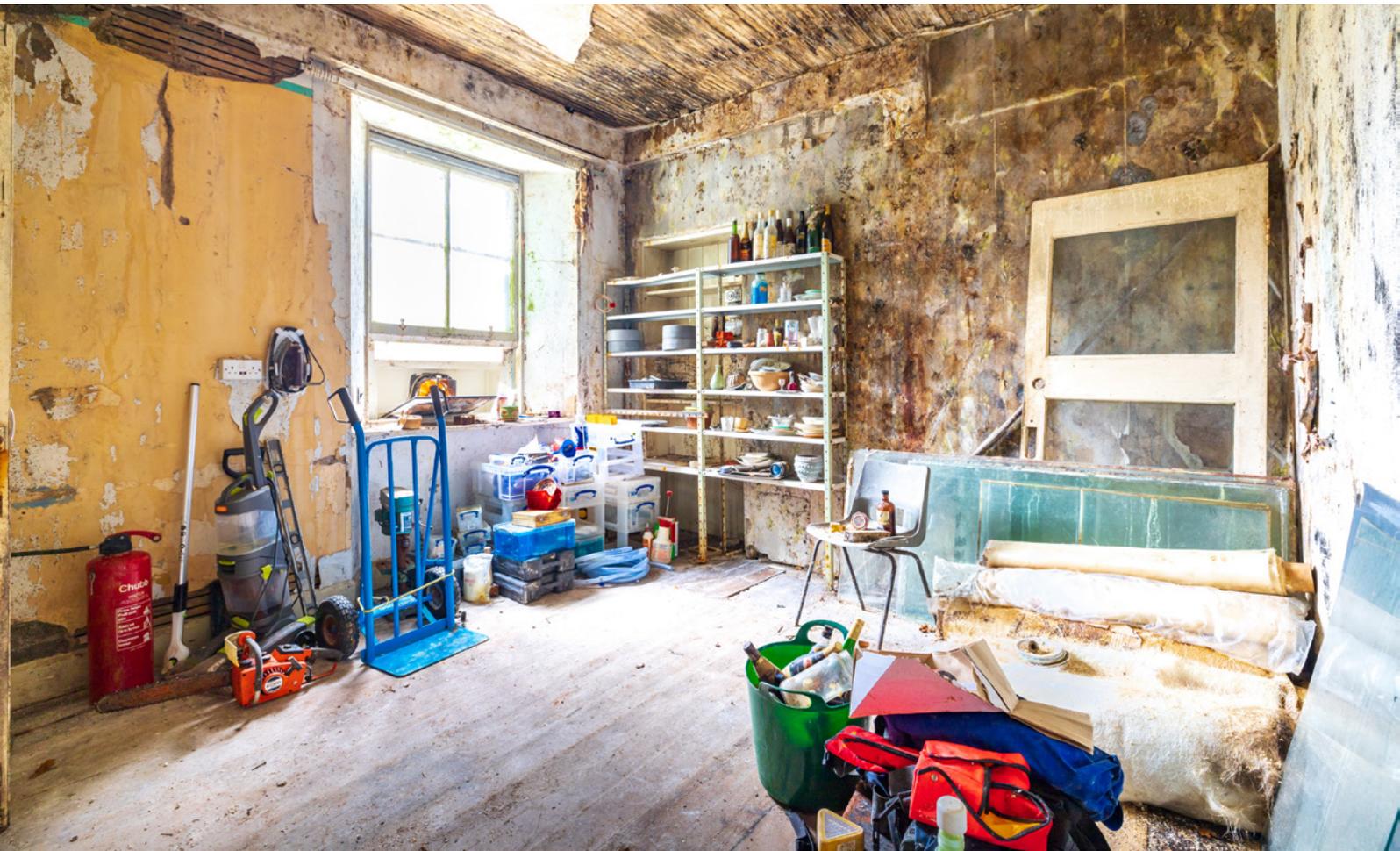
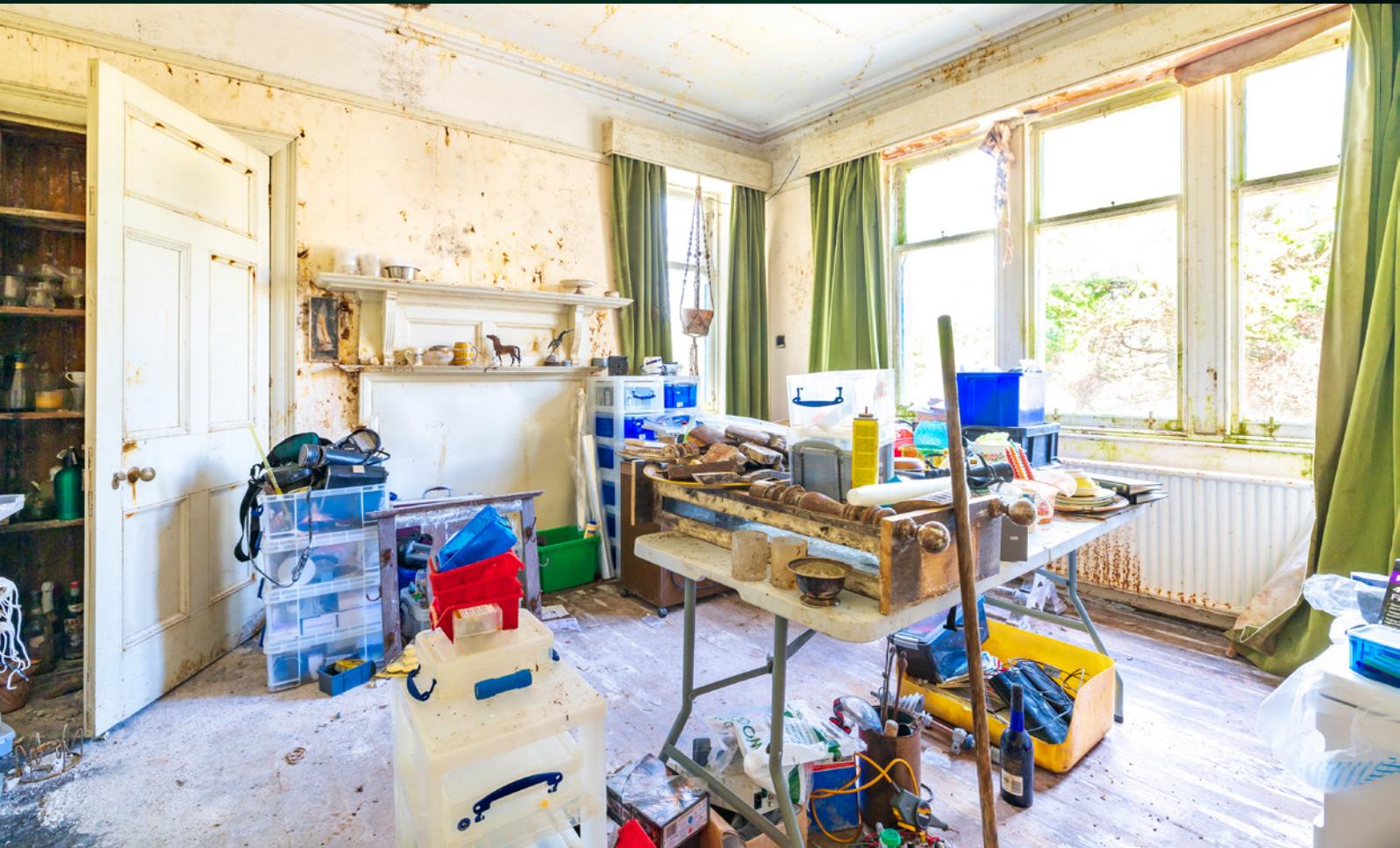
# THE LOUNGE



Awaiting its rebirth, The Cairn beckons with promises of grandeur and elegance once more. Step inside to discover a canvas awaiting your touch, with spacious interiors offering boundless opportunities for transformation.

From the grandeur of the large hallway to the potential of the lounge, dining room, and four bedrooms, each space invites your imagination to breathe new life into its walls.

# THE SITTING ROOM & DINING ROOM



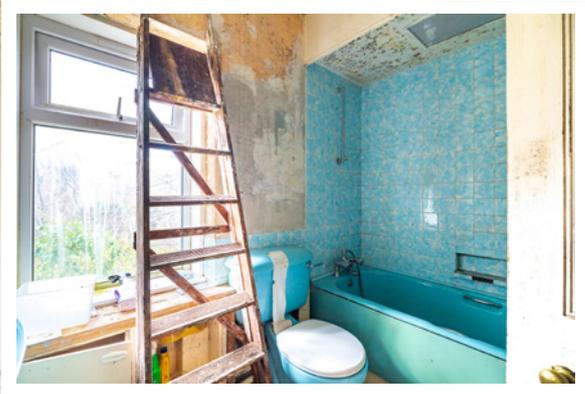
# THE KITCHEN



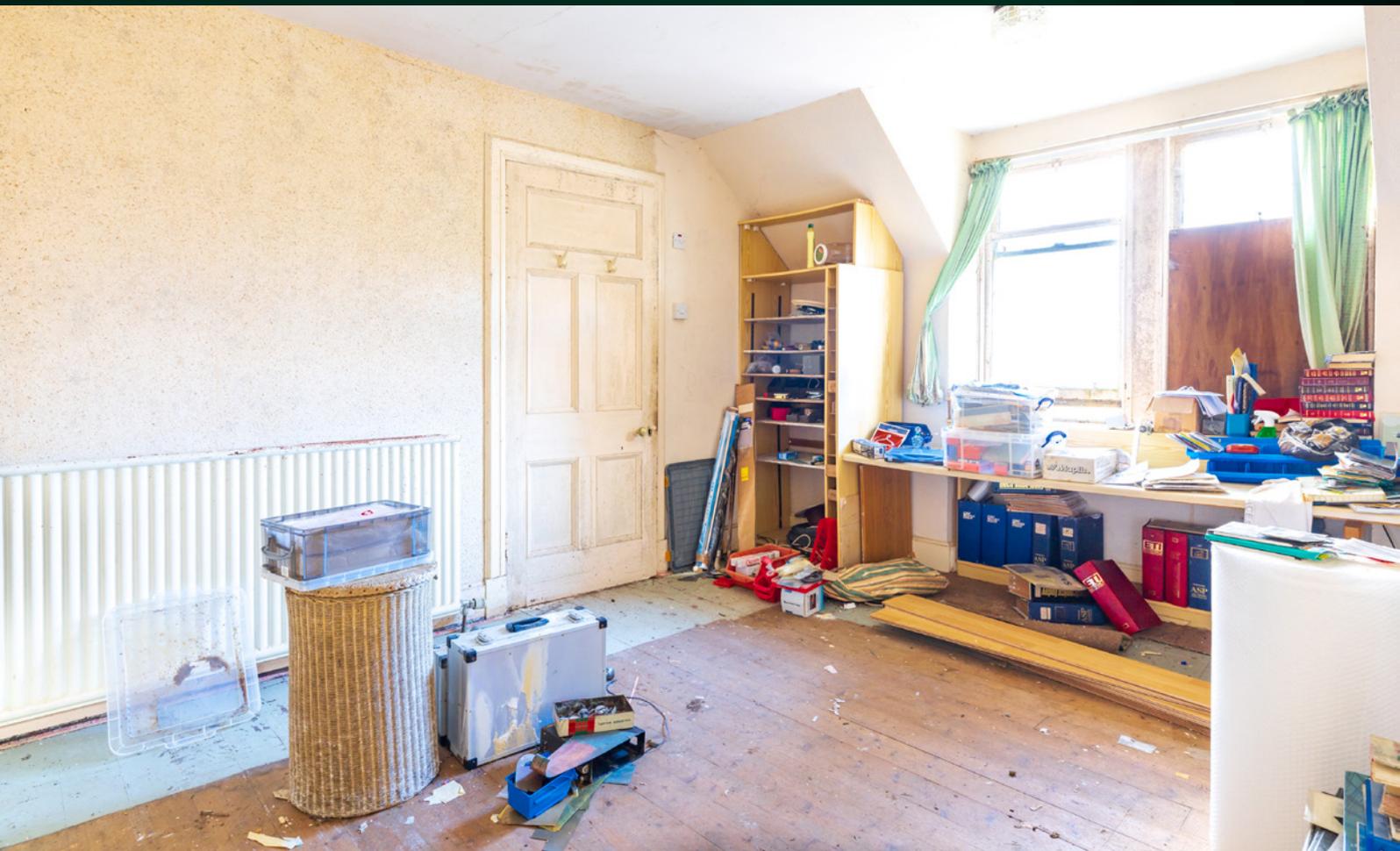


an unparalleled opportunity for those with a passion for restoration, repair and a keen eye for potential

## THE BATHROOM



# BEDROOMS 1 & 2



# BEDROOMS 3 & 4



Outside, a gated driveway welcomes you, offering ample parking amidst the tranquil embrace of nature. Front and rear garden areas provide a secluded sanctuary, with glimpses of the water weaving through the surrounding trees, offering a tantalising taste of the serenity that awaits.

# EXTERNALS

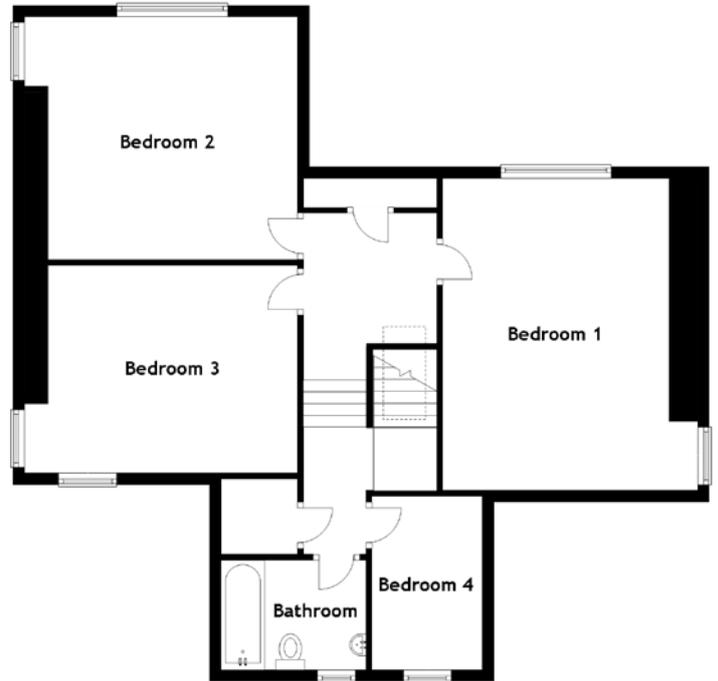


# AS IT WAS

The Cairn awaits its rightful place back among the standout homes of Foyers. Do you possess the vision and determination to restore it to its former glory, honouring the legacy of the owning family? Seize this opportunity and let your imagination pave the way to a future where The Cairn shines once more.



# FLOOR PLAN, DIMENSIONS & MAP

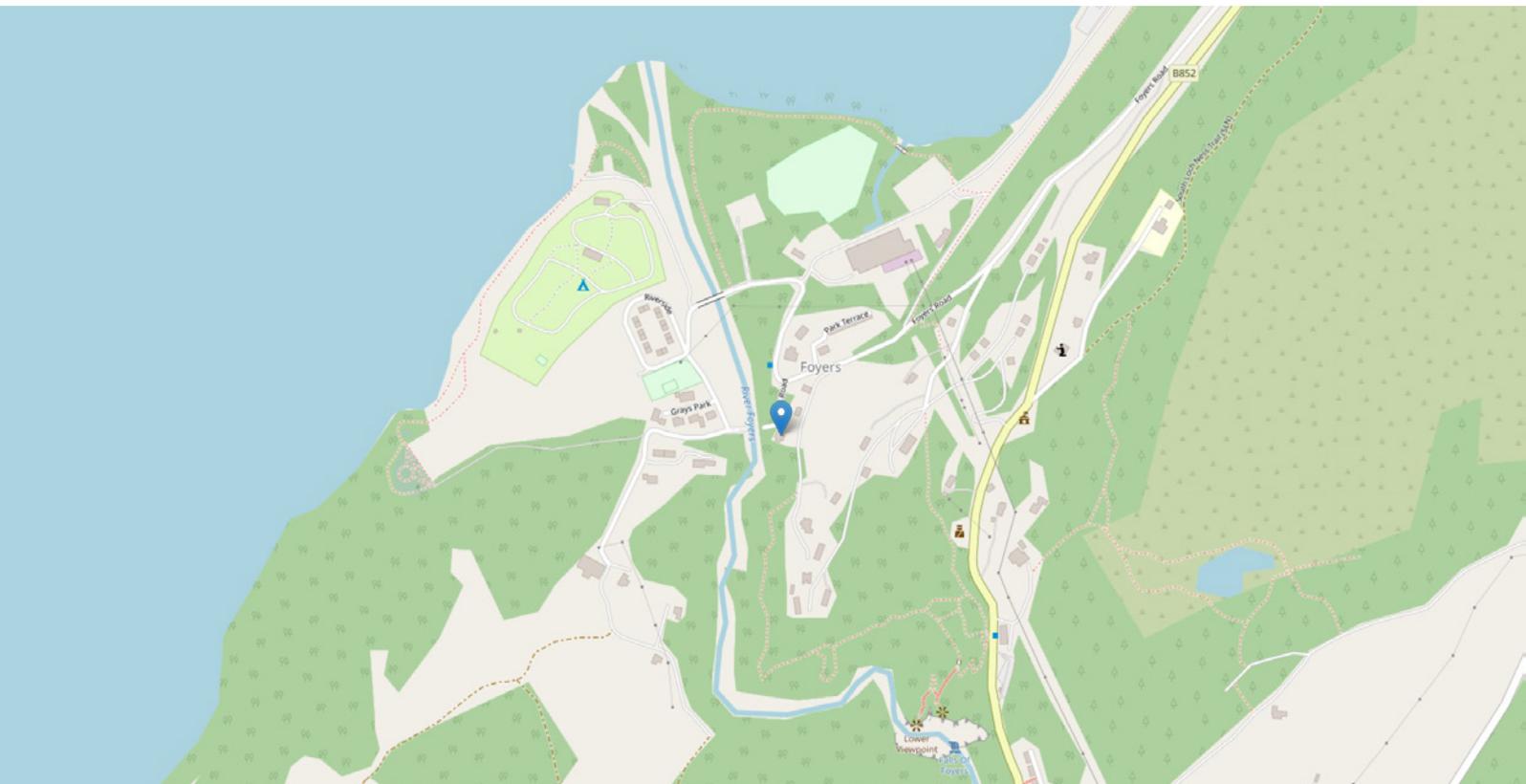


Approximate Dimensions  
(Taken from the widest point)

Porch	1.90m (6'3") x 1.90m (6'3")
Lounge	5.40m (17'9") x 3.90m (12'10")
Sitting Room	4.50m (14'9") x 4.20m (13'9")
Dining Room	4.20m (13'9") x 3.60m (11'10")
Kitchen	4.60m (15'1") x 3.00m (9'10")

Bedroom 1	5.40m (17'9") x 3.90m (12'10")
Bedroom 2	4.30m (14'1") x 4.20m (13'9")
Bedroom 3	4.30m (14'1") x 3.60m (11'10")
Bedroom 4	3.00m (9'10") x 1.90m (6'3")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 173m<sup>2</sup>  
EPC Rating: G



# THE LOCATION

Foyers is a charming village with a rich array of local amenities. Located just a stone's throw away, residents can easily access a post office, restaurant, shop, hotel, farm shop, and health centre. For education senior pupils benefit from the newly constructed Inverness Royal Academy, facilitated by complimentary Highland Council-supplied transport.

Foyers is surrounded by breathtaking scenery, offering residents an idyllic backdrop for a multitude of recreational activities. From invigorating hillwalking and climbing to the serenity of horse riding and fishing, the area is a haven for outdoor enthusiasts. One of the prominent highlights among the array of attractions is the renowned Falls of Foyers, a majestic cascade that has captured the admiration of notable figures like Robert Burns. So profoundly inspired by its splendour, Burns penned his poem "Lines on the Fall of Foyers, near Loch Ness" while gazing upon its cascading waters. Its distinction as one of Scotland's most exquisite waterfalls is easily justified by its mesmerising beauty.





Another prominent local feature that draws considerable attention is the globally renowned Loch Ness, renowned for its enigmatic allure and legendary status, captivating visitors from around the globe with its mystique and scenic beauty.

Situated a mere 20 miles away, Inverness beckons with its vibrant city life and a wealth of attractions. Acknowledged as one of the fastest-growing cities in Europe, Inverness combines modern conveniences with the allure of spectacular landscapes and historical landmarks. Residents can explore retail parks and supermarkets, indulge in cultural experiences, access top-notch educational institutions, enjoy entertainment venues and benefit from excellent medical facilities.

Foyers seamlessly blends the tranquillity of village life with the vibrancy of city living, offering an unparalleled lifestyle for those seeking the perfect balance between urban amenities and natural beauty.



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