




McEwan Fraser Legal

Solicitors & Estate Agents

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Lorien

LAMINGTON, INVERGORDON, HIGHLAND, IV18 0PE

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“OUTSTANDING
FOUR-BEDROOM
BUNGALOW SET
IN TWO ACRES
OF GARDEN AND
PADDOCK WITH
STABLES AND TACK
ROOM”



Lorien is located in the quiet hamlet of Lamington, close to Invergordon & Tain in Easter Ross. The property lies within the catchment area of both Craighill and Knockbreck Primary Schools in Tain with Tain Royal Academy providing secondary education. Both Tain & Invergordon town has many amenities, including supermarkets, shops, hotels and restaurants. Invergordon also has a cottage hospital, library, sailing club and community swimming pool with a modern gym. Regular commuter train services operate between Invergordon & Inverness. Invergordon & Tain Golf Courses present stiff challenges to any golfer with the world-famous links at Royal Dornoch, Nairn and Castle Stuart each but a short journey away. The road journey to the City of Inverness takes approximately 40 minutes via the nearby A9 trunk road. Acknowledged to be one of the fastest growing cities in Europe, 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 other UK & overseas 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.



L O R I E N

PART-EXCHANGE AVAILABLE - McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this very attractive four-bedroom detached bungalow with extensive outbuildings which include large garage/workshop & stable block with tack room.

The accommodation is all on one level and consists of inner hallway, spacious sun lounge with multi-fuel stove, beautiful open-plan kitchen installed in 2015 with marble-topped island/breakfast bar (including integrated ceramic hob, three individual eye-level ovens, dishwasher and fridge/freezer), family room, utility room with WC, dining room, family bathroom with over-bath shower and four bedrooms including master with en-suite shower room.

The property benefits from double-glazing and oil-fired central heating supplemented with solar panels currently providing a substantial feed-in tariff contribution.

The front garden is laid mainly to lawn with a charming shrubbery providing

an element of privacy. An ample chipped driveway provides parking for a large number of vehicles and leads to a substantial garage/workshop/carport with a large attic floor that could be fitted out to provide office space or a games room. There is also the potential for transforming this outbuilding into holiday letting accommodation, subject to obtaining the relevant permissions.

The large and fully enclosed paved outdoor sitting area is accessed from the sun lounge and is set in a generous rear garden laid mainly to lawn. Outside there are two stable blocks. One with 2 stables and tack room and the other block comprises of one stable and Hay barn. Both blocks have electrical power. The stables are located in the adjacent paddock which together with the rest of the garden ground consists of an area of approximately two acres.

This property would make an amazing purchase for a discerning buyer looking for a rural or equestrian lifestyle within easy reach of services.



LOUNGE



DINING ROOM



KITCHEN



FAMILY ROOM



BATHROOM



EN-SUITE

BEDROOM ONE





BEDROOM TWO



BEDROOM THREE



BEDROOM FOUR



HALL



GARAGES



LOFT SPACE ABOVE GARAGES



STABLES & PADDOCK



SPECIFICATIONS

Floor Plan, Dimensions and Location

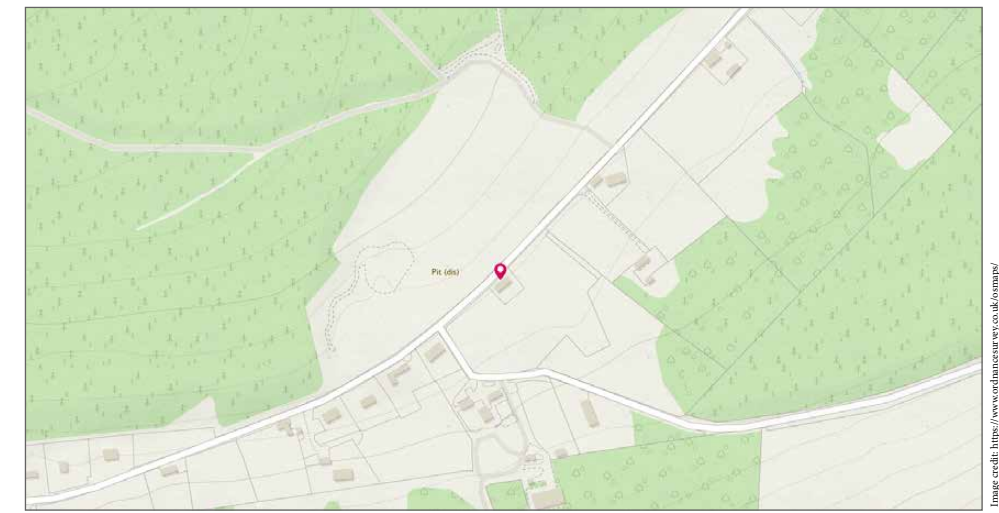


Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 5.60m (18'4")
Kitchen/ Family Area	9.03m (29'7") x 4.90m (16'1")
Dining Room	5.20m (17'1") x 5.20m (17'1")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
En-suite	2.80m (9'2") x 1.40m (4'7")
Bedroom 2	4.10m (13'5") x 3.40m (11'2")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")
Bedroom 4	3.86m (12'8") x 2.85m (9'4")
Bathroom	2.60m (8'6") x 2.25m (7'4")
WC	1.68m (5'6") x 0.80m (2'7")

Gross internal floor area (m²) - 203m² EPC Rating - D

Extras (Included in the sale): Integrated ceramic hob, three individual eye-level ovens, dish-washer and fridge/freezer.
Stable block & tack room





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