



Highgate, Newtonhill, Lentrán, Inverness

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Highgate Newtonhill Lentran, Inverness IV3 8RN

A striking contemporary chalet-style property set in a rural location.

Beaully 6.3 miles, Inverness 7.7 miles, Inverness Airport 16.9 miles (mileages are approximate).

Entrance hall | Open-plan Sitting/Dining area/ Kitchen | Utility | Bedroom 4/Study | Principal bedroom with en suite bathroom and dressing room | 2 Further bedrooms, 1 with en suite shower and dressing room | Family bathroom Basement | Loft | Gardens

EPC Rating: C

The property

Highgate is a unique property offering modern and versatile accommodation arranged over four floors which will suit a number of buyers.

The entrance vestibule opens into the main hallway which introduces the wealth of natural exposed wood that runs throughout the home. There is a bright front-facing bedroom/study and an adjacent multi-aspect bedroom, both with fitted cupboards. Further is the family bathroom. The ground floor accommodation flows naturally through the sociable open-plan living space, which comprises a sitting area with a freestanding log-burning stove and a dining space, both with garden views and access to the wrap-around terrace via picture windows and sliding doors. The kitchen features a range of stylish cabinetry, contemporary integrated appliances and ample storage, with a useful utility room alongside.

The airy first-floor landing branches off onto two bedroom suites, with the 24 ft. principal

bedroom benefitting from an en suite bathroom with separate inset bathtub, walk-in shower and dressing room, and a second bedroom enjoying the use of a dedicated dressing room and en suite shower room. The adaptable loft space above is accessed via the landing, with the sizeable dual-roomed basement on the lower ground level.

Outside

The property is set in mature grounds surrounded by dramatic Highland woodland and countryside, with a long, tree-lined gravelled driveway leading to a large forecourt beside the home. A decked sun terrace wraps around two sides of the property, enjoying a veranda to the southerly aspect, alongside a gravelled sunken seating area. There is a range of established shrub and herbaceous borders and planting, among well-sized expanses of lawn interspersed with tall trees.

Situation

Highgate is set in an idyllic rural position close to the Beaully Firth, with a plethora of fishing, cycling, sailing and hiking opportunities on its doorstep. Beaully village offers a wide range of shops and a railway station, with schools at Kirkhill.

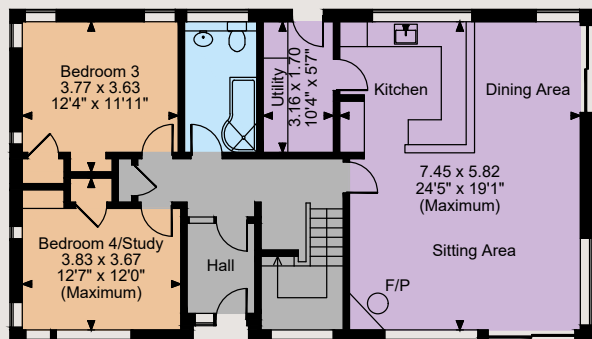
The property is well placed for Loch Ness, the NC500 and a whole host of outdoor pursuits, particularly golf with a choice of championship courses from Castle Stewart, Skibo, Royal Dornoch, Nairn & Spey Valley all within easy reach.

Inverness offers a comprehensive range of amenities including bus and train stations, cafés, bars, restaurants, high street shops and Eden Court Theatre & Cinema. It is very much the commercial and business centre for the Highlands of Scotland and is convenient for the Airport which is located to the east of the city approximately 17 miles away. The airport provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail

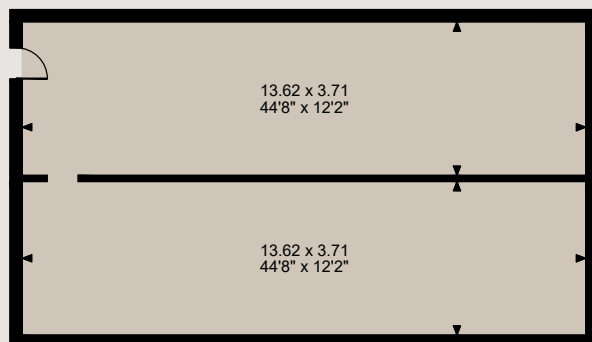




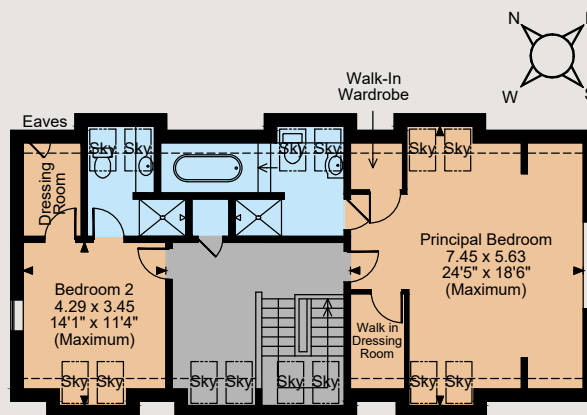
Floorplans
House internal area 3,341 sq ft (310 sq m)
For identification purposes only.



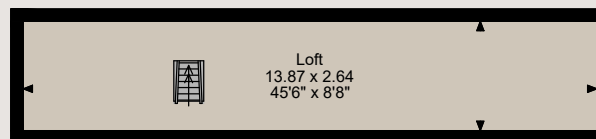
Ground Floor



Basement



First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

What3words - ///drifters.lightbulb.outlined

From Inverness, take the A862 towards Beaulieu. Approximately 7.5 miles the Old North Inn is on the right. Immediately take the turning on left up the side of a converted church (signposted for Drumchardine/Newtonhill.). Highgate is approximately 1 mile up the hill on the left hand side with red wooden posts at entrance to drive.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water. Oil-fired heating. Private drainage to septic tank (SEPA registered).

Council Tax: Band F

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers over £475,000

Inverness

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