

2 SOUTERS VIEW, LOCH FLEMINGTON, INVERNESS IV2 7AH

Offers over £600,000



Superior 4/5 bedroom contemporary dwelling built in 2020, and located in a semi-rural location on the edge of the small village of Loch Flemington.

*R&R Urquhart* LLP





2 Souters View, Loch Flemington is a stunning four/five bedroom property featuring light, airy accommodation, with bespoke fittings throughout, a stunning kitchen, carefully chosen quality sanitaryware and attractive tiling. The property boasts high-end fixtures and fittings, solid oak finishings and is extremely energy efficient.

On the ground floor the living area provides a desirable semi- open-plan layout spanning from the front to the rear of the property.

An impressive kitchen has sleek, contemporary units providing very generous storage, Quartz worktops and a large central island with a solid oak circular breakfast bar attached. NEFF integrated appliances include two electric ovens (one is a combination), warming drawer, wine fridge, sink with Quooker boiling water tap, dishwasher, fridge, freezer and an induction hob with a statement remote controlled extraction hood above.

The dining area provides ample space for a large family dining table and chairs. Two sets of patio doors off the kitchen and dining area attract an abundance of natural daylight and provide access to the garden and patio areas.

A chimney breast and half-height wall provide a deliberate delineation between the kitchen and lounge without closing the room off completely, thus still allowing a nice flow between the kitchen, dining and lounge. The lounge boasts a beautiful engineered oak floor, cathedral style windows and a feature wood-burning stove.







The ground floor also offers a downstairs bedroom with a plush, fully tiled shower room adjacent, convenient for less-mobile residents or guests. A generous family room with patio doors could provide a fifth bedroom if required, and a fully fitted utility room provides access to the side of the property and houses the hot water cylinder and air source heating controls.

A bespoke oak staircase leads to the first floor where a stylish and creative 'bridge landing' adds to the open and airy space of the hallway downstairs.

There are three further double bedrooms, including the master, which has its own enviable, fully fitted dressing room, and en suite bathroom with separate shower unit, Jacuzzi bath and 'His and Her' wash basins. A further beautifully presented shower room conveniently sits

between the other two double bedrooms one of which offers a Juliette balcony with french doors.

The garden extends to approximately one third of an acre. There is ample parking and turning space on a large gravel area to the front. This also leads to the detached double garage with electronic door which also benefits from attic trusses, potentially allowing a conversion opportunity in the future.



### Extras Included

All integrated appliances as per the description. Light fittings. Perfect fit blinds.

Heating	Air source heating with underfloor heating downstairs and radiators upstairs, wood burning stove
Double Glazing	uPVC double glazing
Council Tax	G
EPC Rating	B
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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