

LYNDALE, LOCH FLEMINGTON, INVERNESS IV2 7QR

Offers over £240,000



3/4 bedroom detached property in need of upgrading, situated on a fabulous site overlooking Loch Flemington

R&R Urquhart LLP





Approx. Dimensions

Bedroom 4/Family	4.80m x 2.56m
Dining Room	4.42m x 3.90m
Kitchen	2.83m x 2.62m
Lounge	4.42m x 3.50m
Bedroom 1	5.27m x 4.35m
Bedroom 2	5.26m x 4.02m
Bedroom 3	3.94m x 2.25m
Shower Room	2.07m x 1.87m

Heating	Electric storage and convection heaters
Double Glazing	Timber
Council Tax	Band E
EPC Rating	Band G
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic tank

Lyndale sits on a large level plot taking in wonderful views over Loch Flemington to the South East aspect. Lyndale is a traditional property which is now in need of renovation to breathe some new life into it and re-create a lovely family home.

The property is situated in the small, peaceful hamlet of Loch Flemington which is conveniently situated for commuting, approx. 9 miles from the city of Inverness, 6 miles from the seaside town of Nairn, and 3 miles from Inverness Airport which provides flights to and from many destinations within the UK and Europe.



The garden wraps around the property and is deceptively large with huge potential for improvement. The front garden is planted with an array of well-established plants and shrubs. The sides and rear are very informal offering the buyer the opportunity to develop and design a wonderful outdoor space. There is also a large timber workshop.

The property is entered via the front door into the hallway with staircase to the first floor. On the ground floor the accommodation comprises three reception rooms and a kitchen. One of the reception rooms could be utilised as a ground floor bedroom.

On the first floor, lie three generous bedrooms taking in wonderful views over Loch Flemington and a family bathroom which has been adapted for easy access and now comprises a WC, wash hand basin and a shower enclosure housing a Mira electric shower.

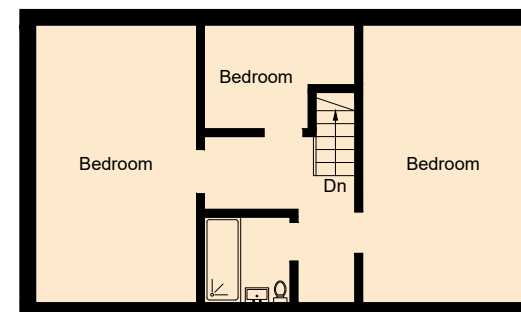
The accommodation over the two floors is spacious and bright. However, the property is now in need of renovation and upgrading to realise once again a wonderful home in a very desirable location with enviable views.

Location

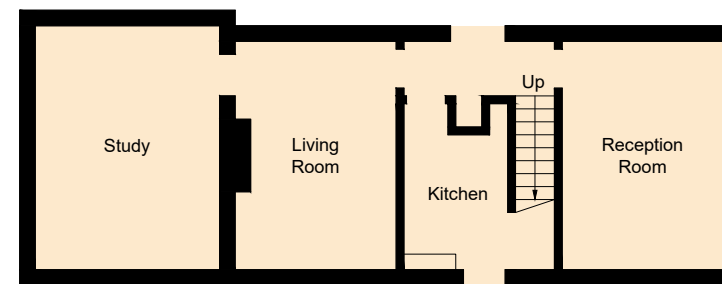
Inverness, the capital of the Highlands and one of Europe's fastest growing cities, is considered to be among the top five UK cities to live. We have an array of championship golf courses including the seaside links golf course at Castle Stuart along the Moray Firth, only minutes from Loch Flemington, the scenic coastal championship course of Nairn Golf Club, 6 miles away, along with Royal Dornoch a short drive to the North.

Inverness airport is only a few minutes drive from Loch Flemington, where one can fly to various destinations within the UK and Europe.

The close-by town of Nairn, an ancient fishing port and market town lies around 16 miles east of Inverness and 6 miles from Loch Flemington. Nairn is now best known as a seaside resort, with two golf courses, award-winning beaches and excellent bars and restaurants.



First Floor



Ground Floor





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.