



Croft Lane, Inverness, IV3 8UD

Offers Over £750,000

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- Exceptional 2 Storey Georgian Property with Annex
- Viewing Highly Recommended
- 5 Bedroom House with 2 Bed Annex
- Living Room, Dining Room, Family Room and Conservatory
- Outstanding Views of Inverness City and the Moray Firth
- Courtyard with Steadings
- Private Location
- Extensive Mature Gardens
- Further Development Potential
- Early Entry Available

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Outstanding Georgian house in extensive grounds with panoramic views of Inverness

This exceptional two-storey property enjoys a spectacular location on the outskirts of Inverness. Constructed in 1825 and featuring extensive period details, Scourguie House offers a rare chance to purchase a notable and beautifully appointed manor-style house in a thriving Highland location.

Scourguie House is in an elevated position and offers exquisite views of the City and Moray Firth, emphasising its status as a historically significant residence. Set within private gardens, the views throughout the property are stunning, making this not just a wonderful home for a family who enjoys company, but also offers the opportunity of a property that has considerable income potential. For example, this could be as letting rooms for holidaymakers or as a retreat for creative workshops.

The whitewashed house opens onto an open plan wood-trimmed and cream-painted entrance hall, with a polished wooden floor and a cast iron and tiled fireplace.

The main reception room of the house is the drawing room, featuring a stone fireplace from 1897 with a club fender, wooden overmantle, oak beams and parquet flooring. Two large window bays offer sumptuous views over the gardens, bringing light into this opulent and impressive space. One of the bays opens into a wooden conservatory through French doors.

The dining room is again sympathetically decorated and features three large windows, arched display shelving, and a tiled fireplace, and leads to a small passage that opens onto the kitchen. This fantastic kitchen is a contemporary delight with its state-of-the-art appliances, glossy white cabinetry and island, ceramic sink, and substantial marble worksurfaces. It contrasts fabulously with its traditional oak beams, wooden floor, and seat-height deep windows. The large gas hob and wide splash panel, stainless steel appliances, refrigerated drawers, and dedicated utility area away from the kitchen ensure the space is as practical as it is attractive.

A gallery lined with wooden cabinets on one side leads to a pretty, blue-painted sitting room/study with French windows, a vaulted timber ceiling and three delightful paned windows.

The ground floor is completed with intriguing passages, alcoves, and sublime finishes. But most delightfully, a surprising bathroom finished in white and royal blue, with gold touches, featuring a freestanding claw foot bath.

A wooden staircase opens onto a long landing with four substantial bedrooms, all individually decorated with wooden sash windows and deep ledges that emphasise the period property's thick, sturdy stone walls. The principal bedroom is vast and enjoys the luxury of a large bay completely lined with windows that offer 180° views. Its ensuite shower room has been tastefully finished in cream mosaic tiles and features high-end contemporary sanitaryware.

The first floor is has with a striking family bathroom featuring a jacuzzi bath, tiled walls and floor, and underfloor heating.

The gardens are a real haven, with lawns, mature trees, stone paving and walls, a kitchen garden and utility areas. An L-shaped steading offers considerable potential as guest accommodation or leisure space and has previously held permission for conversion into a swimming pool and gym.

Scourguie House also benefits from a substantial lodge, which has been recently converted into a modern self-contained two-storey house for use as a granny apartment or space for guests or holiday lets. Scourguie Lodge features a vestibule that opens onto an attractive sitting room, a modern kitchen that gives access to the garden, and a shower room. The first floor has two bedrooms, one with a separate seating area ideal for a vanity or dressing space.

Scourguie House is an exceptional property offering considerable scope for many uses. It would make a wonderful home with the prospect of self-contained private space for extended family or lettings, a perfect environment for a creative retreat, or even an intimate country-style hotel that would make a delightful venue for small weddings.

Not only is Scourguie House set in an outstanding location with an elegant historic ambience, its proximity to the Highland Capital with its easy airport access offering several daily flights to London, Manchester and Birmingham, and road links throughout Scotland make it an absolute winner and calls for immediate viewing.





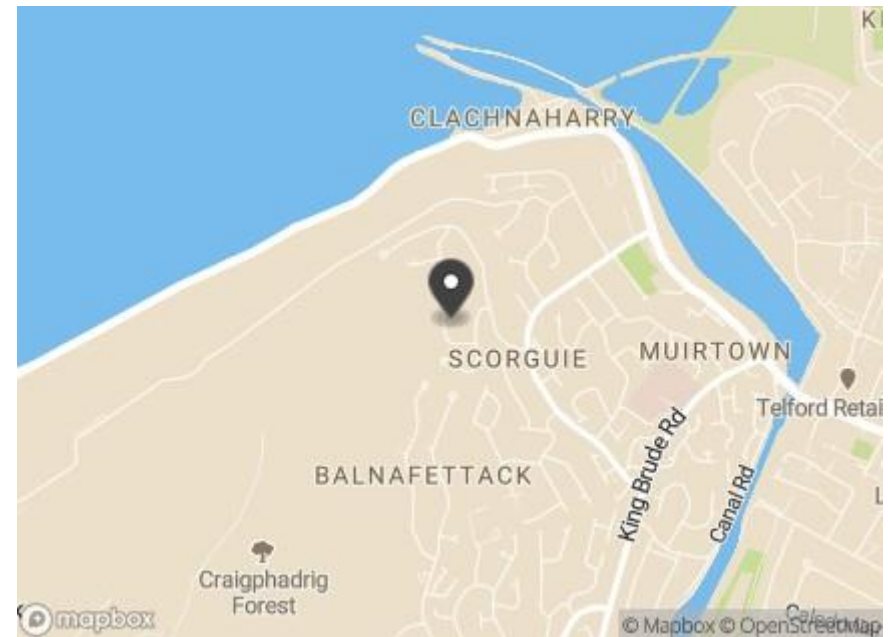
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
	63	72	
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	
			71
			52



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