

Greengates, 38 Banscol

ROGART, HIGHLANDS, IV28 3YF



*THIS 3-BEDROOM BUNGALOW OFFERS
BREATHTAKING VIEWS, A WRAP-AROUND PLOT,
AND A LUXURIOUS LIFESTYLE*



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Nestled within the embrace of nature's tranquillity, Greengates at 38 Banscol, Rogart, IV28 3YF, invites you to experience the epitome of countryside living. This exceptional three-bedroom detached bungalow is situated on an expansive wrap-around plot, offering you not only a beautiful home but a lifestyle adorned with simply breathtaking views and an exquisite surrounding landscape.

Pass through the welcoming driveway, and enter a world where unspoiled, uninterrupted panoramic vistas become an everyday luxury. Picture-perfect scenes of rolling hills and majestic mountains unfold before you, creating a living canvas that changes with every passing moment.

Step into the inviting lounge, where the cosy log burner adds warmth and charm to the atmosphere. With dual-aspect views, you'll find yourself mesmerised by the beauty that nature paints just beyond your windows.



The dining room becomes a haven for shared meals, as its window frames the spectacular scenery, making every dining experience unforgettable, it's easy to see why this is the current owner's favourite room.







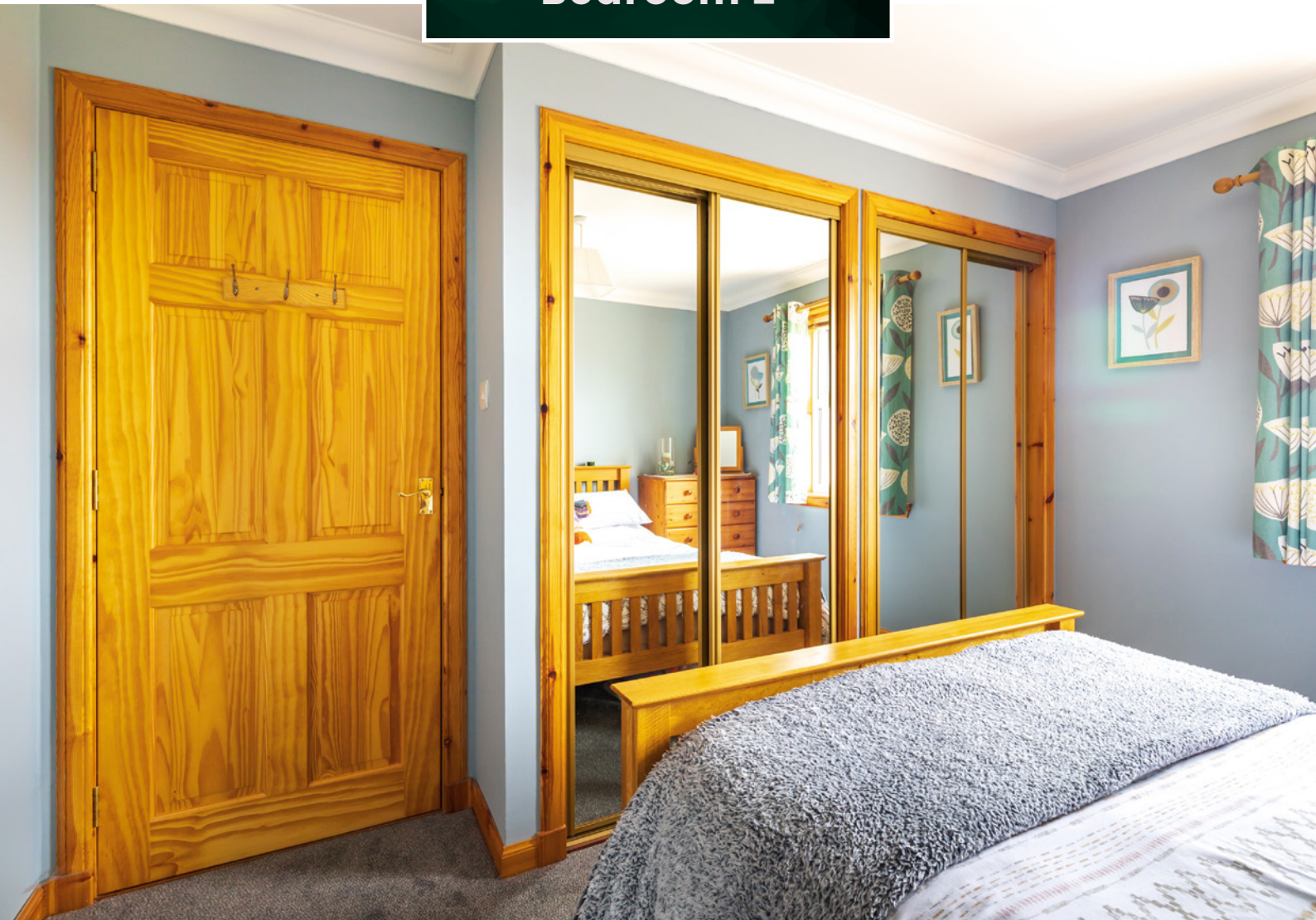
Two spacious double bedrooms and a further single bedroom offer comfort and tranquillity, inviting you to unwind in the embrace of this remarkable retreat.





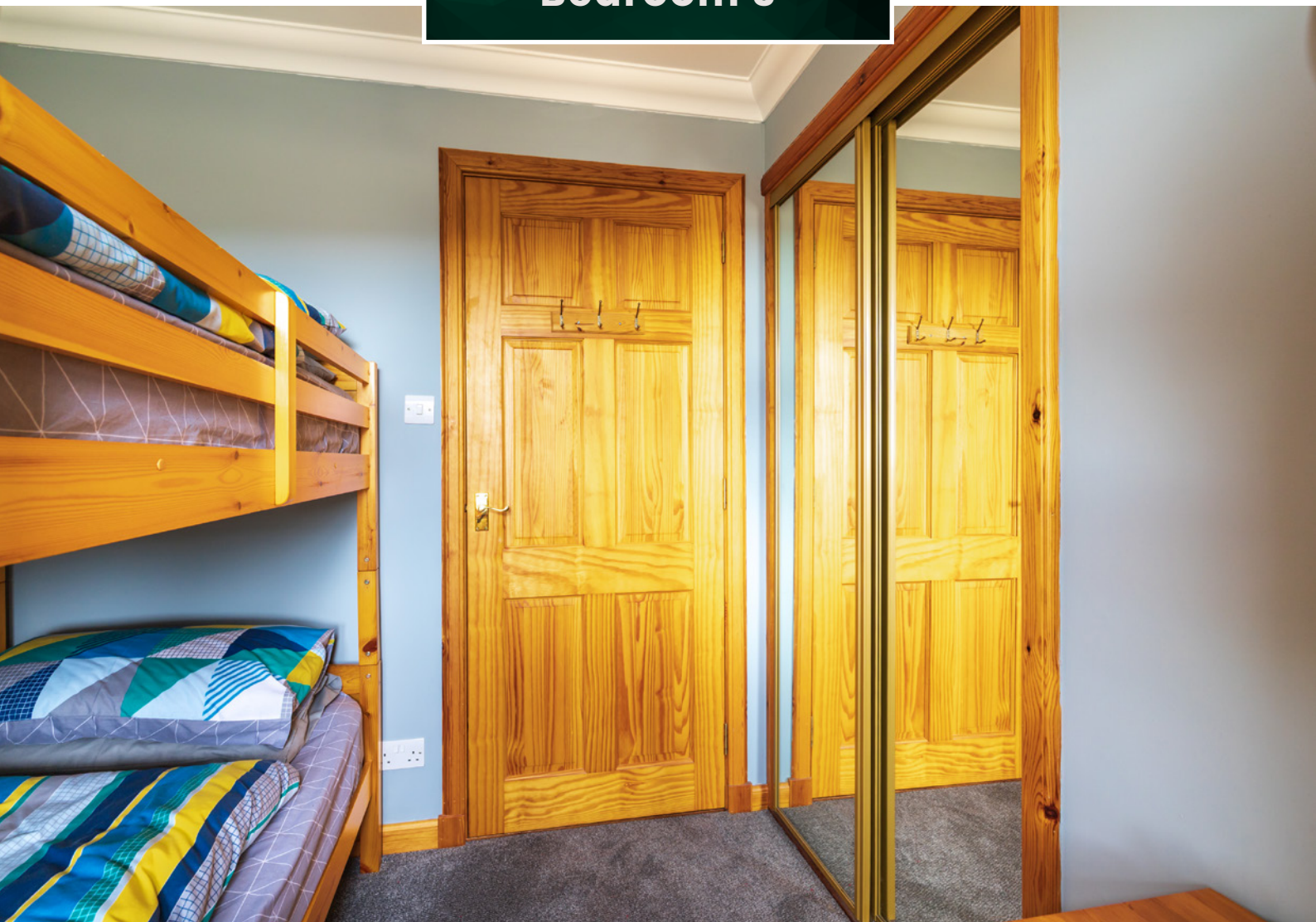


Bedroom 2

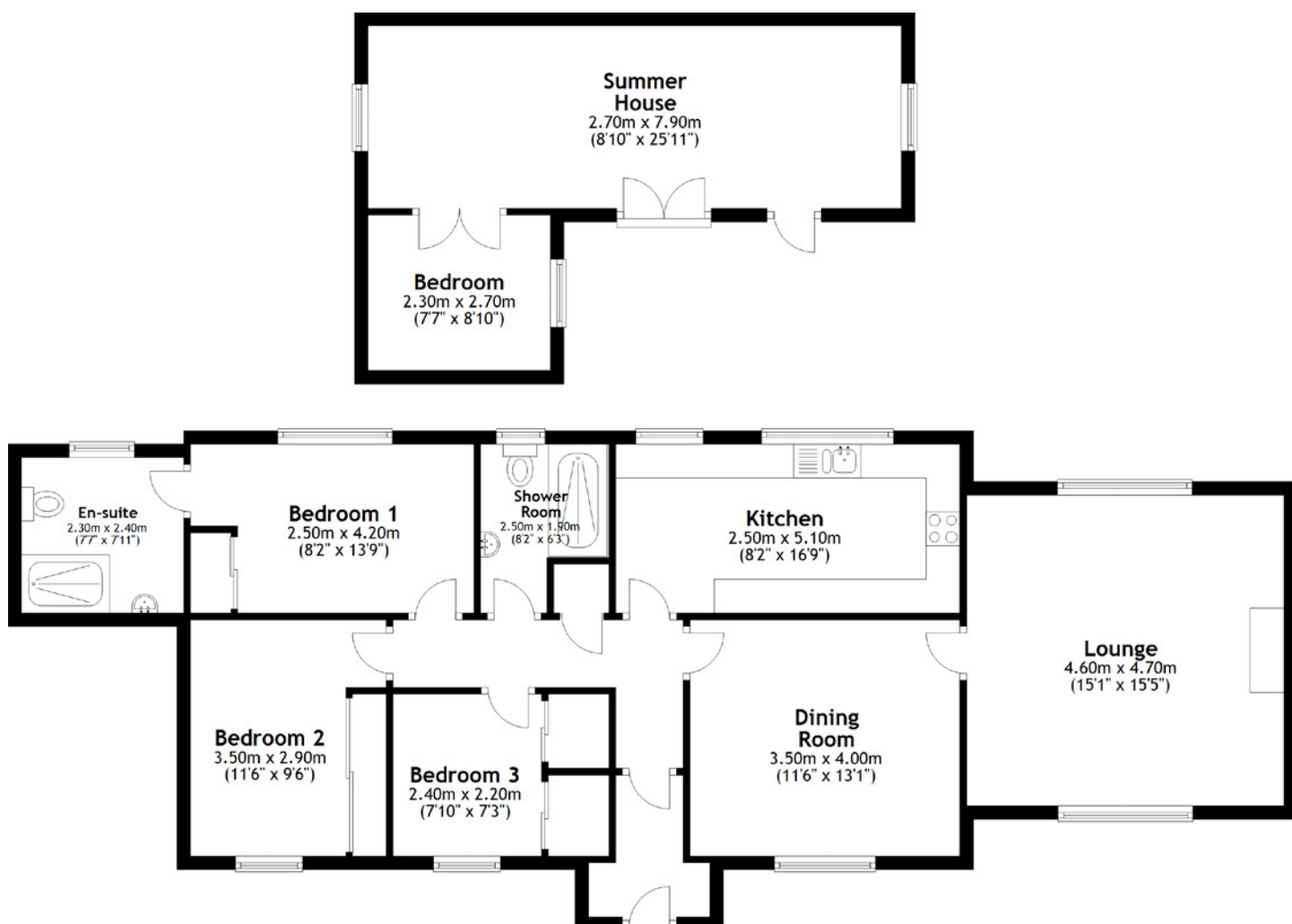




Bedroom 3







Gross internal floor area (m²): 100m²

EPC Rating: C



The exterior area of Greengates holds treasures of its own. An external summer house beckons, complete with a 5-man hot tub and a comfortable seating area. This versatile space also has an unofficial extra bedroom, perfect for accommodating family or guests. Additional amenities outside include a storage shed for everyday needs and a lockable storage room for added convenience.

Imagine basking on your bench seating area, with the majestic mountains and serene hills serving as your backdrop. Every morning is an opportunity to savour the beauty that surrounds you while taking your first sip of coffee. Greengates, with its captivating views, luxurious amenities, and seamless integration with nature, redefines countryside living. Embrace the unparalleled beauty and unmatched serenity that await you in this remarkable haven.









Indulge in the quintessential tranquil countryside lifestyle at Banscol, nestled in the heart of Rogart's embrace. This enchanting location harmoniously blends serene landscapes with modern convenience, creating an idyllic haven. Find equilibrium as you relish the accessibility to local amenities. Just a brief drive away, Rogart village presents a delightful variety of shops, cafes, and markets, ensuring all your daily needs are met. At the heart of Rogart lies Pittentrail, known as its central hub, with Spar shop, petrol station and veterinary practice, there are also events at the market approximately once a month. Golspie is a short drive away at around 12 miles from the property that offers more shopping and cafes.

For a cultural immersion, the nearby Rogart Heritage Centre offers a captivating journey into the area's history, breathing life into tales of bygone generations. The village hosts both a nursery and a primary school, while secondary students are conveniently transported to Golspie High School. A railway station on the main Inverness to Wick rail line graces the village, with regular north and southbound trains.

The Location

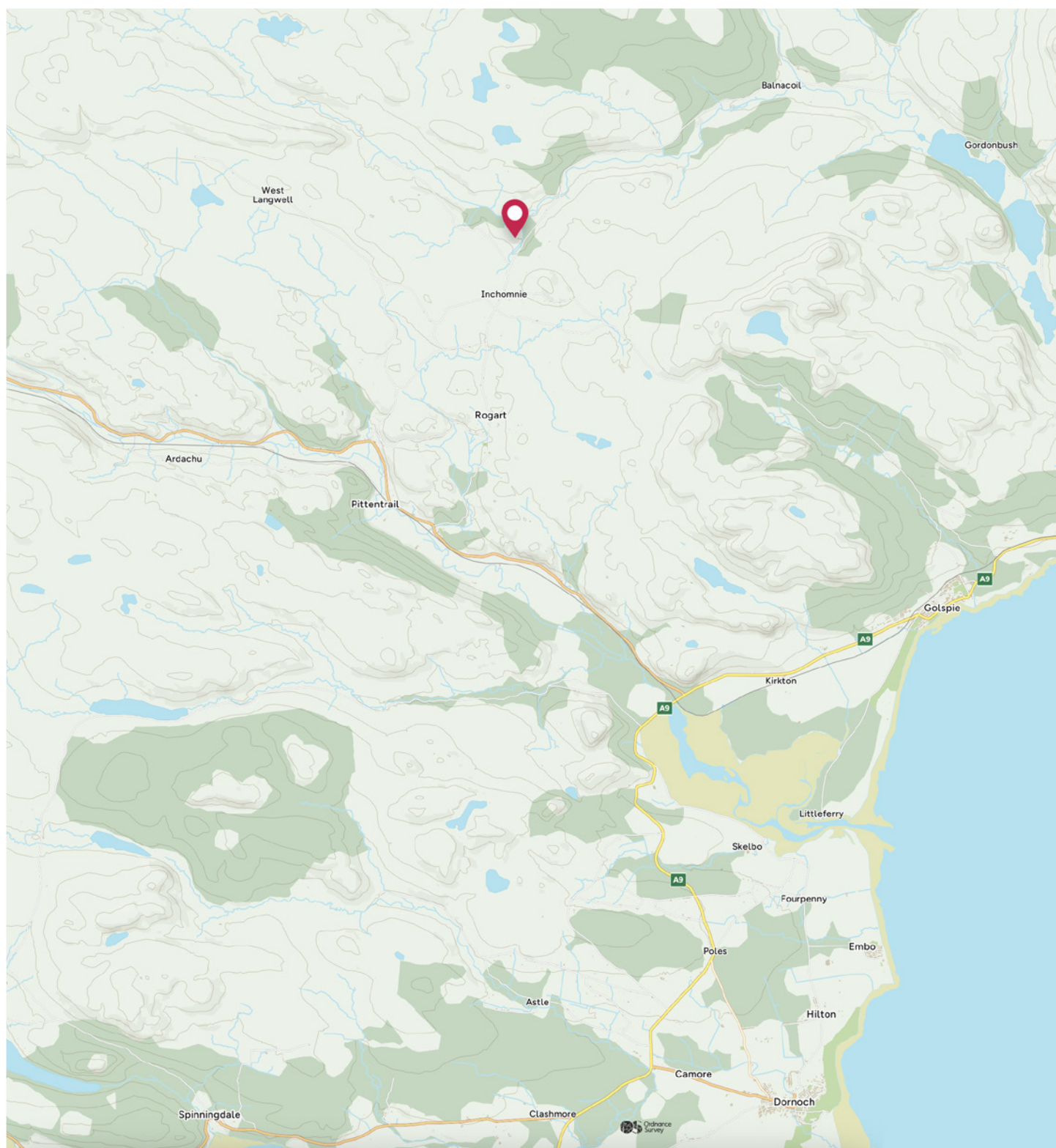


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