

# Apartment 10

LENTTRAN HOUSE, INVERNESS, IV3 8RL



*A LUXURY HIGHLAND RETREAT IN ONE OF  
INVERNESS'S MOST ICONIC RESIDENCES*



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*“...its imposing granite façade, dressed sandstone detailing, and striking crow-stepped gables take your breath away...”*

## THE PROPERTY

Step into the elegance of a bygone era at 10 Lentrán House, a luxury apartment set within one of Inverness's most iconic buildings. Nestled in the peaceful hamlet of Lentrán, this extraordinary home occupies part of a B-listed former baronial mansion, originally built in 1866 and rich in history, character, and architectural grandeur.

From the moment you approach Lentrán House, its imposing granite façade, dressed sandstone detailing, and striking crow-stepped gables take your breath away. With turrets and circular towers reminiscent of a Highland castle, it's no surprise that visitors often mistake it for one. The building, once home to the Provost of Inverness and later used by the RAF during WWII, was extensively restored and transformed into an exclusive residential development in 2007. Today, it stands proudly as one of the most admired addresses in the area.





# THE PROPERTY

Apartment 10 occupies part of the entry-level floor from the building's main communal entrance, and also enjoys the benefit of having a private rear door via steps leading directly into the kitchen at the rear of the building—an ideal feature for both convenience and privacy.

The absolute show-stopper of this home is the lounge—a jaw-dropping space with a ceiling height of approximately 12.5 feet. A stunning bay window with a built-in seating area creates the perfect spot to soak in the scenic surroundings while enjoying your morning coffee or a leisurely brunch. It's a room that instantly impresses, offering a rare sense of grandeur and comfort in equal measure.





# THE PROPERTY

The kitchen, accessed directly from the lounge, is thoughtfully designed and fully equipped with ample cupboard space, a fitted double oven and microwave, an integrated dishwasher and washing machine, and a clever breakfast bar with seating for two.

From here, a door leads out to the beautifully maintained rear gardens, allowing easy access for al fresco dining or simply enjoying the outdoors.





# THE PROPERTY

The apartment's layout continues through a lovely, flowing, split-level hallway. The main bedroom is spacious and calming, complete with an en suite shower room. The second double bedroom is currently utilised as a stylish walk-in wardrobe/dressing room with cleverly designed built-in storage, but is still fully usable as a bedroom if desired.

The recently refurbished main bathroom features a contemporary bath suite in soft neutral tones, elevated by striking accents such as a sleek black towel radiator and modern black taps, bringing a sophisticated flair to the space.





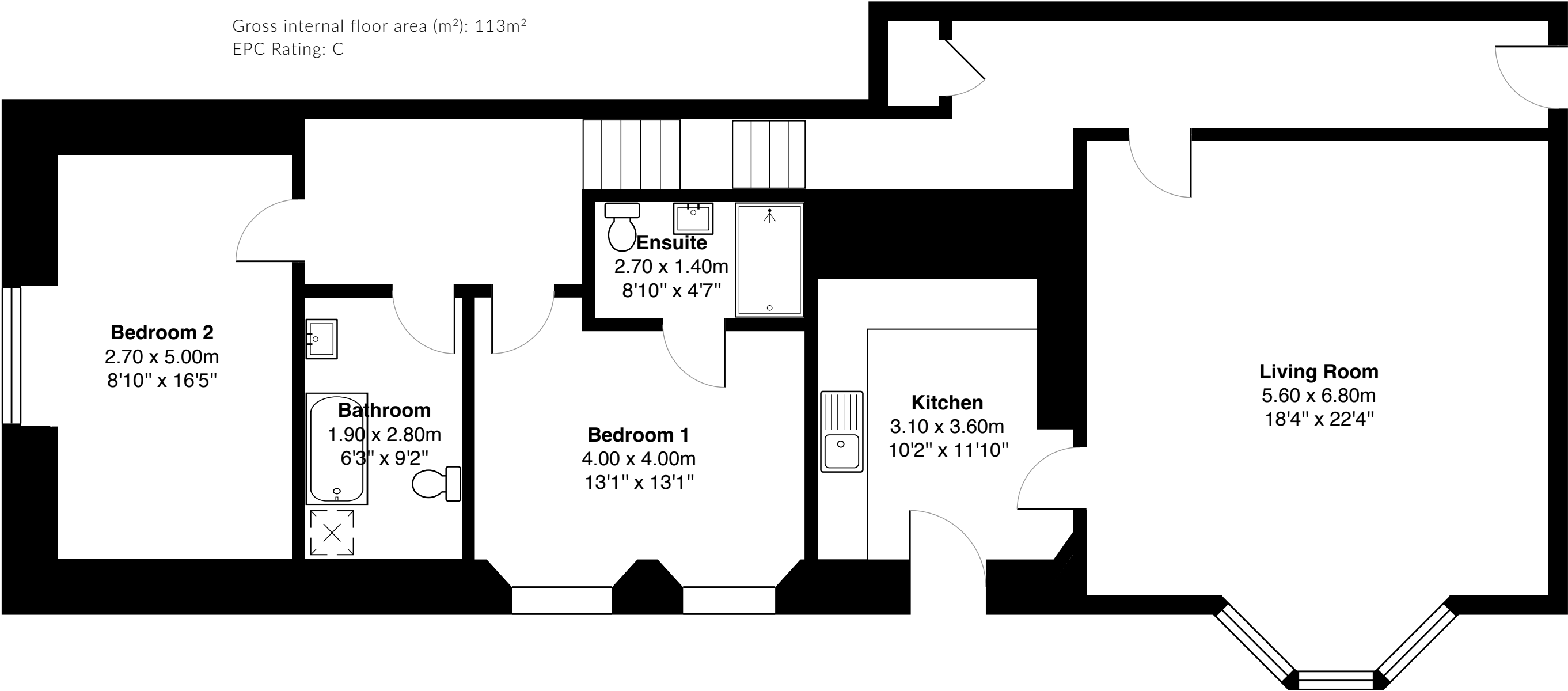








Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup>  
EPC Rating: C





# THE EXTERIOR

Externally, the property is surrounded by gorgeous, landscaped grounds made up of rolling lawns, established hardwood trees, and vibrant planting. Apartment 10 also benefits from two allocated parking spaces and has the unique advantage of being the only apartment with a detached garage within the development—an incredibly rare and valuable feature.

This is more than a property; it's a lifestyle steeped in history, elegance, and Highland charm. Apartment 10 at Lentrán House is a truly exceptional opportunity to own a piece of architectural heritage in one of the most picturesque settings in the north of Scotland. Viewings are highly recommended—come and experience the magic for yourself.

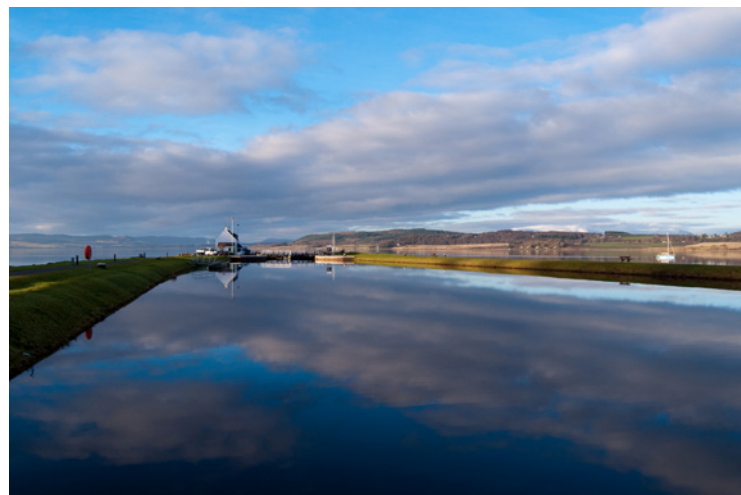




# THE LOCATION

Located just seven miles from Inverness city centre, 10 Lentrán House enjoys a peaceful setting on the outskirts of the Highland capital, making it an ideal base for both daily living and Highland adventures. Positioned within the small and scenic hamlet of Lentrán, the property offers easy access to some of Scotland's most iconic destinations, including nearby Loch Ness and the world-renowned North Coast 500 route. This area is a haven for outdoor enthusiasts, with a wealth of opportunities for walking, cycling, fishing, and particularly golf—thanks to a collection of prestigious championship courses within easy reach, such as Castle Stuart, Royal Dornoch, Skibo, Nairn, and Spey Valley.

Despite its rural charm, Lentrán is conveniently close to Inverness, a thriving and well-connected city that serves as the commercial and cultural hub of the Highlands.





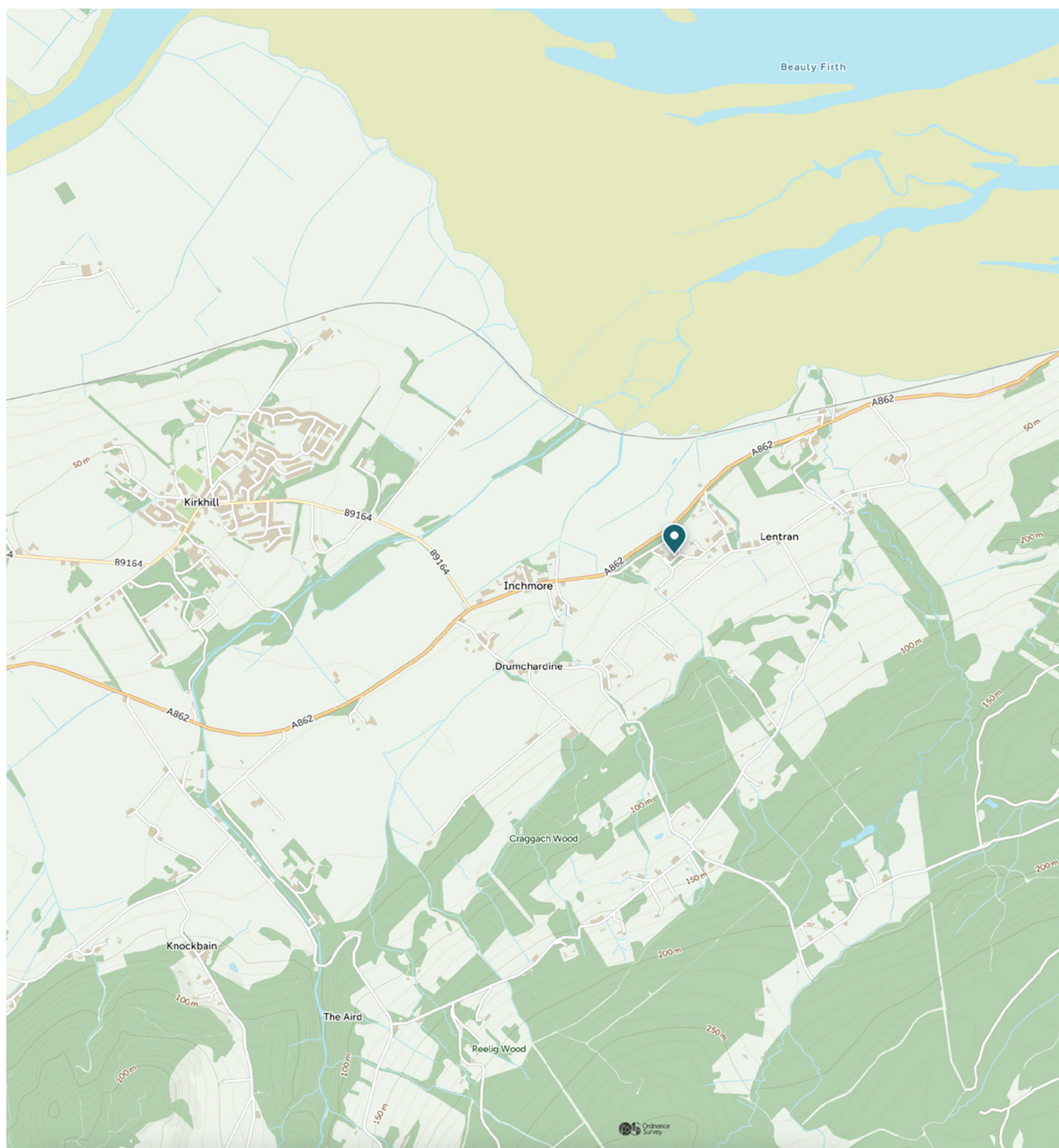
# THE LOCATION

Inverness offers a full range of amenities, from high street shops, cafés, bars, and restaurants to entertainment venues like Eden Court Theatre and Cinema. The city is also well served by public transport, with central bus and train stations offering regular services across the country. Inverness Airport, located just 15 miles to the east, provides a variety of domestic and European flight connections.

Inverness consistently ranks as one of the most desirable places to live in Scotland, thanks to its unique combination of urban convenience and breathtaking natural surroundings. With a strong sense of community, excellent local schools, and a low crime rate, it's particularly appealing to families and those seeking a safe, friendly environment. The city's excellent transport links—via the A9, A82, and A96 roads, as well as direct rail lines to Edinburgh, Glasgow, and Aberdeen—making it a practical base for commuters and Highland explorers alike.







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