

R&R Urquhart LLP



2 Souters View, Loch Flemington, Inverness IV2 7AH

A fantastic opportunity to own an exclusive architect designed dwelling in a semi-rural location, on the edge of the small village of Loch Flemington.

The property boasts high-end quality fixtures and fittings, solid oak finishings and is extremely energy efficient.

The property lies approx. 6 miles from the city of Inverness, 9 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.

This is a property which should be viewed to appreciate the true quality of the build.

Ground Floor – Reception Hallway • Kitchen • Dining Room • Lounge
• Family Room/Bedroom 5 • Utility Room • Bedroom • Shower Room.

Floor 1 – Master Bedroom with En Suite Bathroom and Dressing Room
• 2 Further Double Bedrooms • Shower Room.

Offers Over £520,000

HSPC Ref: 58441



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PRICE	Offers Over £520,000
ACCOMMODATION	Ground Floor Reception Hallway, Kitchen, Dining Room, Lounge, Family Room/ Bedroom 5, Utility Room, Bedroom, Shower Room. Floor 1 – Master Bedroom with En Suite Bathroom and Dressing Room, 2 Further Double Bedrooms, Shower Room.
EXTRAS INCLUDED	All integrated appliances as per the description. Light fittings.
HEATING	Air source heating with underfloor heating downstairs and radiators upstairs.
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	To Be confirmed
EPC RATING	B
SERVICES	Gas – none Electricity - mains Water – mains Drainage – Septic tank with soakaway



2 Souters View, Loch Flemington is a recently completed stunning four bedroom property providing the very best in quality that will easily match or surpass any other new build.

The property features light, airy accommodation, which is presented to the highest standard, including bespoke fittings throughout and carefully chosen quality sanitaryware and attractive tiling.

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 Ashley Ann kitchen with 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 three electric ovens (one is a combination microwave), 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 plenty of natural daylight and provide access to the garden with wrap-around paved patio areas. The patio area off the dining room benefits from a patio canopy.

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 unit.

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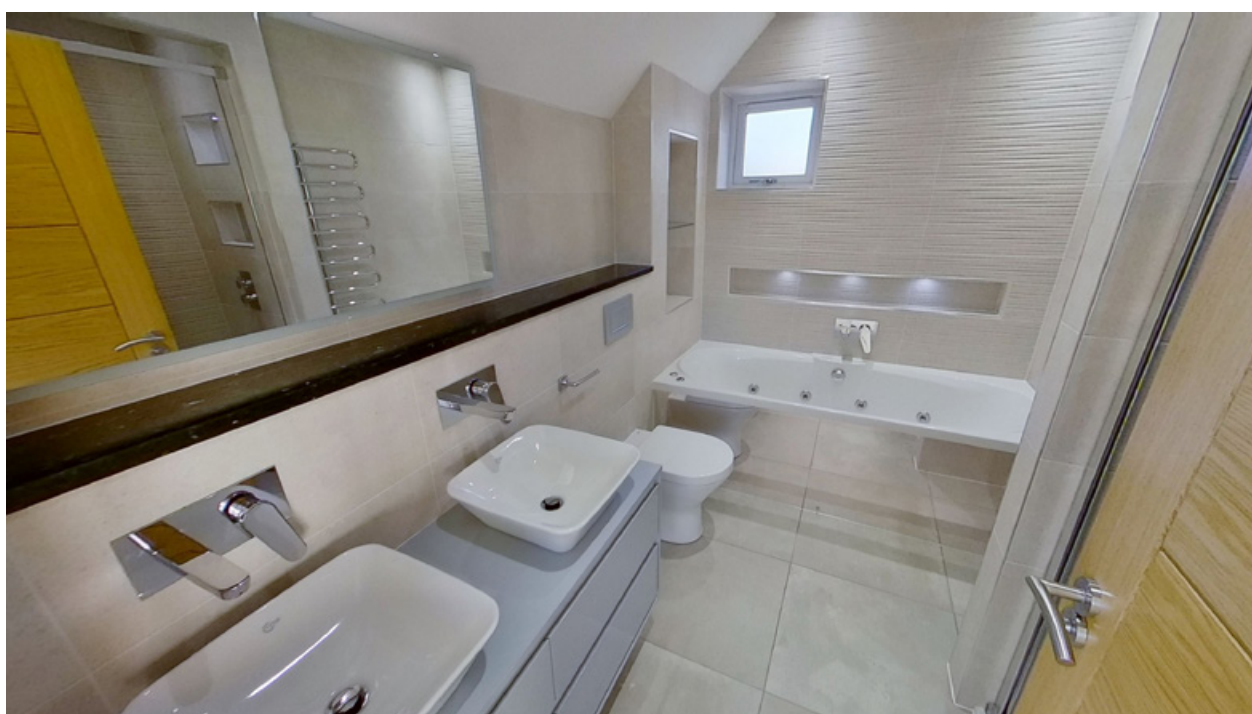


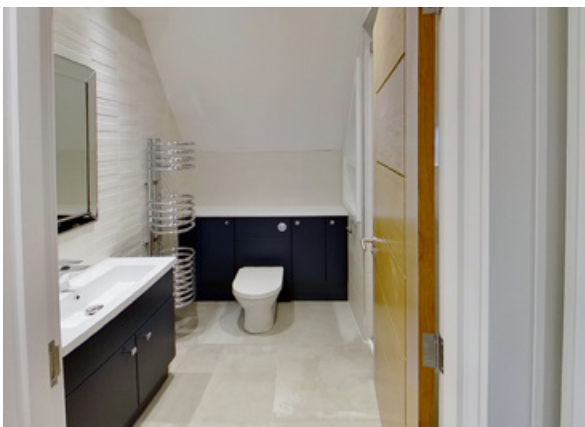
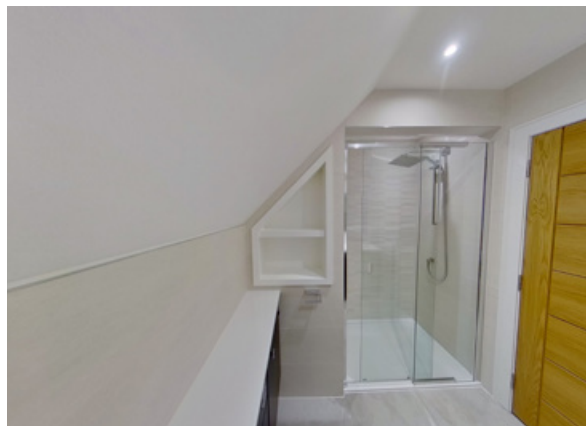
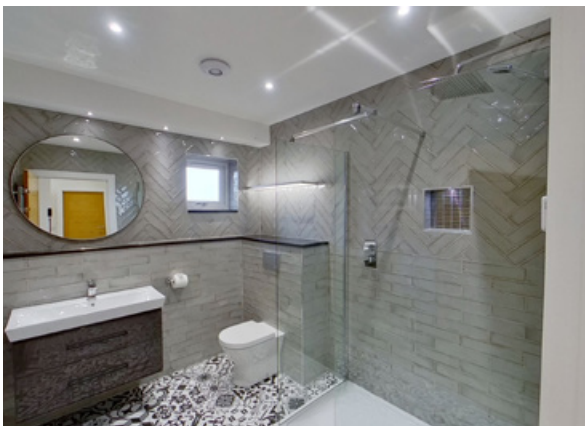




A bespoke oak staircase leads to the first floor where a stylish and creative 'bridge landing' adds to the open and airy space of the hallway downstairs.

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 plot extends to approximately one third of an acre. There is plenty of 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.

The garden wraps around the property and provides a blank canvas for the buyer.



R&R Urquhart LLP



VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers over £520,000

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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