



PHOENIX

INVERNESS, IV2 6UH

£275,000
FREEHOLD

Welcome to this charming detached house located in the picturesque village of Errogie, Inverness.

Situated in a tranquil location, this detached house offers privacy and serenity, allowing you to escape the hustle and bustle of city life.

Errogie is known for its stunning natural beauty, providing a peaceful setting for those who appreciate the great outdoors.

Don't miss the opportunity to make this charming house your new home. Whether you are looking to settle down in a quiet location or seeking a weekend retreat, this property offers endless possibilities. Contact us today to arrange a viewing and start envisioning your life in this lovely home in Errogie,



home sweet home
estate agents
your local property experts

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- Fabulous 3 Bedroom Home • Located In Errogie, Commuting Distance Of Inverness • Stunning Views Over Loch Mhor • Stylish Kitchen And Bathroom • Wood Burning Stove In Living Room • Lovely Gardens • Garage • Oil Central Heating • Double Glazing • EPC Band D



Full Description

Fantastic opportunity to purchase this superb three bedroom home which benefits from well appointed, spacious accommodation and a large garden. Located in Errogie, nestled in the Scottish Highlands this beautiful home enjoys spectacular views over Loch Mhor and the hills beyond. Errogie is located within easy commuting distance of Inverness which is approximately 17 miles away (25 minute drive).

The living room is bright and welcoming and enjoys those fabulous views over Loch Mhor, the wood burning stove is a pleasing focal point to the room. The dining area is open plan to the living room and can comfortably accommodate a dining table and six chairs, perfect for family dining and entertaining guests. The stylish kitchen has an excellent arrangement of base and wall mounted units and benefits from integral appliances, including - an oven with plate warmer, microwave, induction hob, fridge, freezer, dishwasher and washing machine. The modern bathroom comprises a fresh white suite and has a shower over the bath. Bedroom 3 completes the ground floor accommodation. On the first floor there are two large bedrooms.

The gardens to the front of the property are mainly laid to lawn with areas of mature trees, plants and shrubs. The gravelled driveway to the side of the property provides parking for several vehicles with

the double garage being a great addition. There is a walled garden to the rear of the property which is perfect for alfresco dining and entertaining or simply relaxing in the sun. There is a further lawned area beyond the walled garden - a gardeners paradise.

Location

Errogie is a small hamlet located approximately 17 miles from the Highland capital city of Inverness. There is a local bus service to the city. Facilities can be found in the nearby villages of Dores and Foyers which cater adequately for daily requirements. Education is provided at Stratherrick Primary School while secondary pupils would attend the Inverness Royal Academy. This is a stunning area for scenery and open countryside with Loch Mhor, the hills and will appeal to outdoor enthusiasts with its walking, cycling and running routes as well as fishing and water sports.

Additional Details

Council Tax Band E
EPC Band D

Double Glazed Throughout
Oil Central Heating

Home Report Available By Contacting:
hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet
Home on 01463 710151

Any offers should be submitted in Scottish legal form
to hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do
not and cannot form part of any contract. The
measurements have been taken using a sonic tape
measure and therefore are for guidance only.

Living / Dining Room

Kitchen

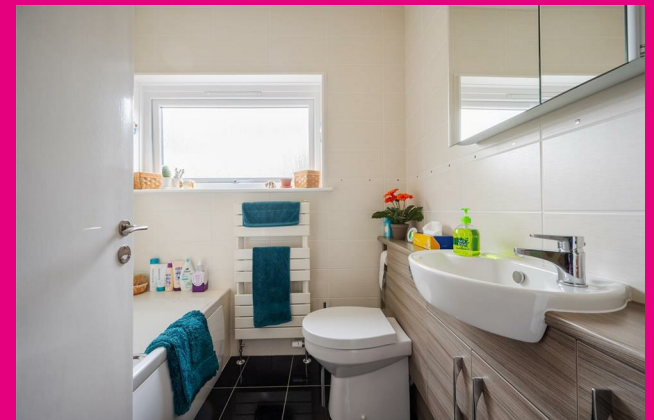
Bedroom 3

Bathroom

Bedroom 1

Bedroom 2

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Illustration For Identification Purposes Only. Not To Scale (ID:1082591 / Ref:88063)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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