

LENTRAN HOUSE, INVERNESS, IV3 8RL



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



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THE PROPERTY

Discover a rare opportunity to own a luxury apartment in one of Inverness's most iconic historic buildings. Apartment 10, Lentran House, is a beautifully restored home within a B-listed former baronial mansion, located in the peaceful hamlet of Lentran just a short drive from Inverness city centre. Originally built in 1866, this remarkable property blends striking period architecture with modern comfort, ideal for buyers seeking a unique Highland home.

As you approach Lentran House, its impressive granite frontage, ornate sandstone details, crow-stepped gables and castle-like turrets immediately set the scene. Once the residence of the Provost of Inverness and later used by the RAF during WWII, the building underwent extensive refurbishment in 2007 and is now regarded as one of the most prestigious residential addresses near Inverness.



“...its impressive granite frontage, ornate sandstone details, crow-stepped gables and castle-like turrets immediately set the scene...”



THE PROPERTY

Apartment 10 sits on the entry-level floor, accessed from the main communal entrance, and also benefits from a private rear door directly into the kitchen, offering added convenience and privacy, an exceptional feature for this style of property.

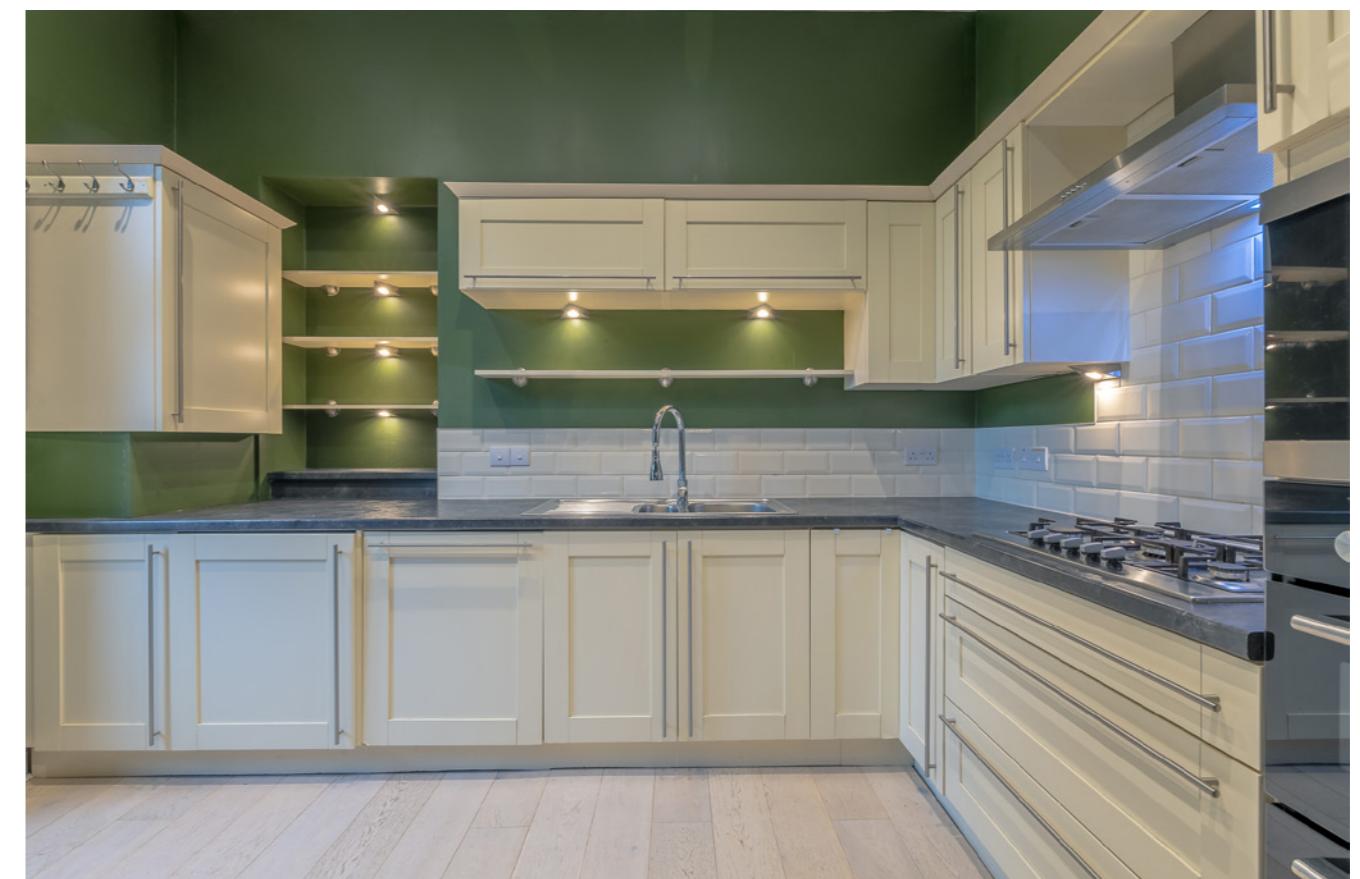
The standout feature of this home is the magnificent lounge, boasting a soaring ceiling height of approximately 12.5 feet. A large bay window with built-in seating floods the room with natural light and creates the perfect relaxation spot to enjoy views of the surrounding grounds, ideal for morning coffee, reading or simply taking in the peaceful setting.



THE PROPERTY

The modern, well-equipped kitchen sits just off the lounge and includes generous storage, a fitted double oven and microwave, integrated dishwasher and washing machine, and a practical breakfast bar.

A rear door leads from the kitchen directly to the beautifully maintained communal gardens, perfect for outdoor dining or enjoying the fresh Highland air.



THE PROPERTY

A charming split-level hallway connects the living spaces to the bedrooms. The main bedroom is bright and spacious with its own en suite shower room. The second double bedroom is currently used as a stylish walk-in wardrobe and dressing room with excellent built-in storage but can easily be returned to a full bedroom.

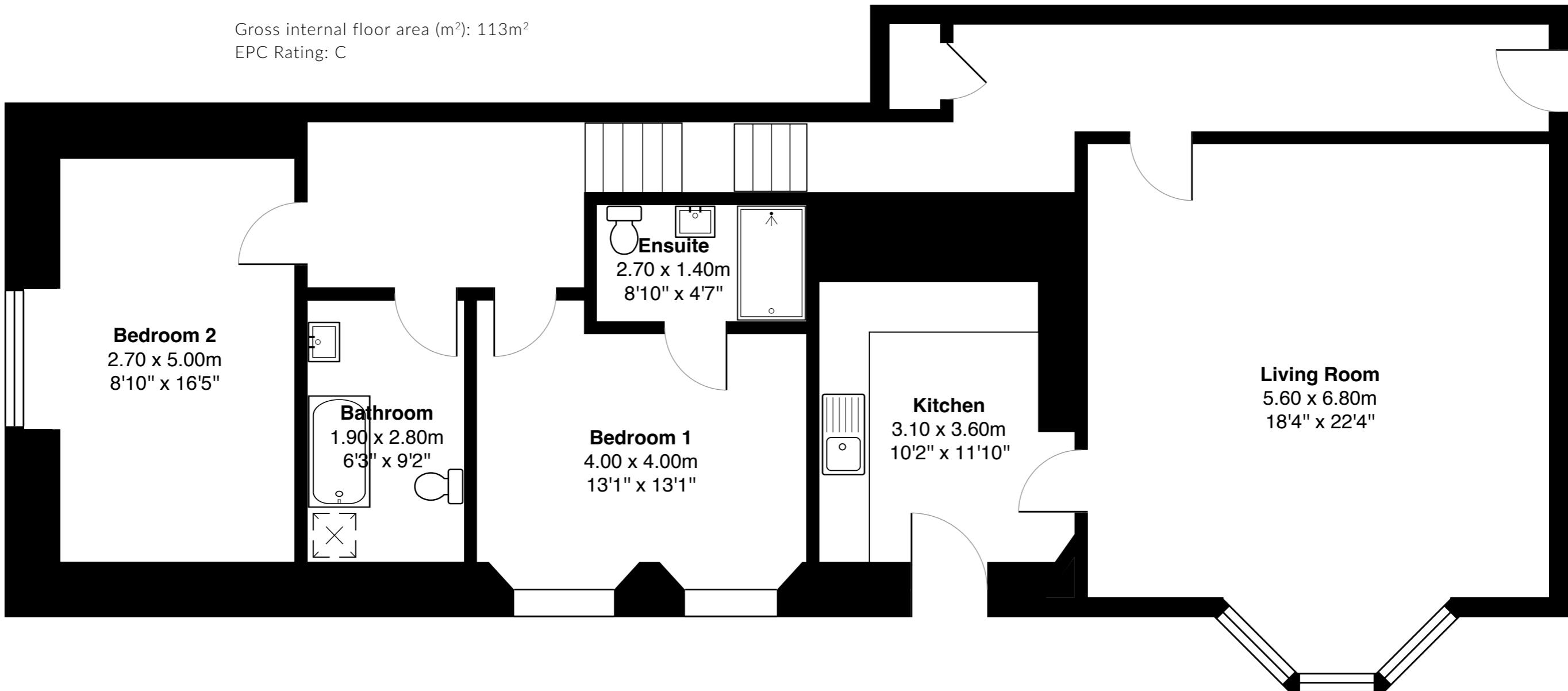
The recently refurbished main bathroom features a contemporary suite in calm neutral tones, enhanced by modern black fittings and a sleek towel radiator for a touch of luxury.







Gross internal floor area (m²): 113m²
EPC Rating: C



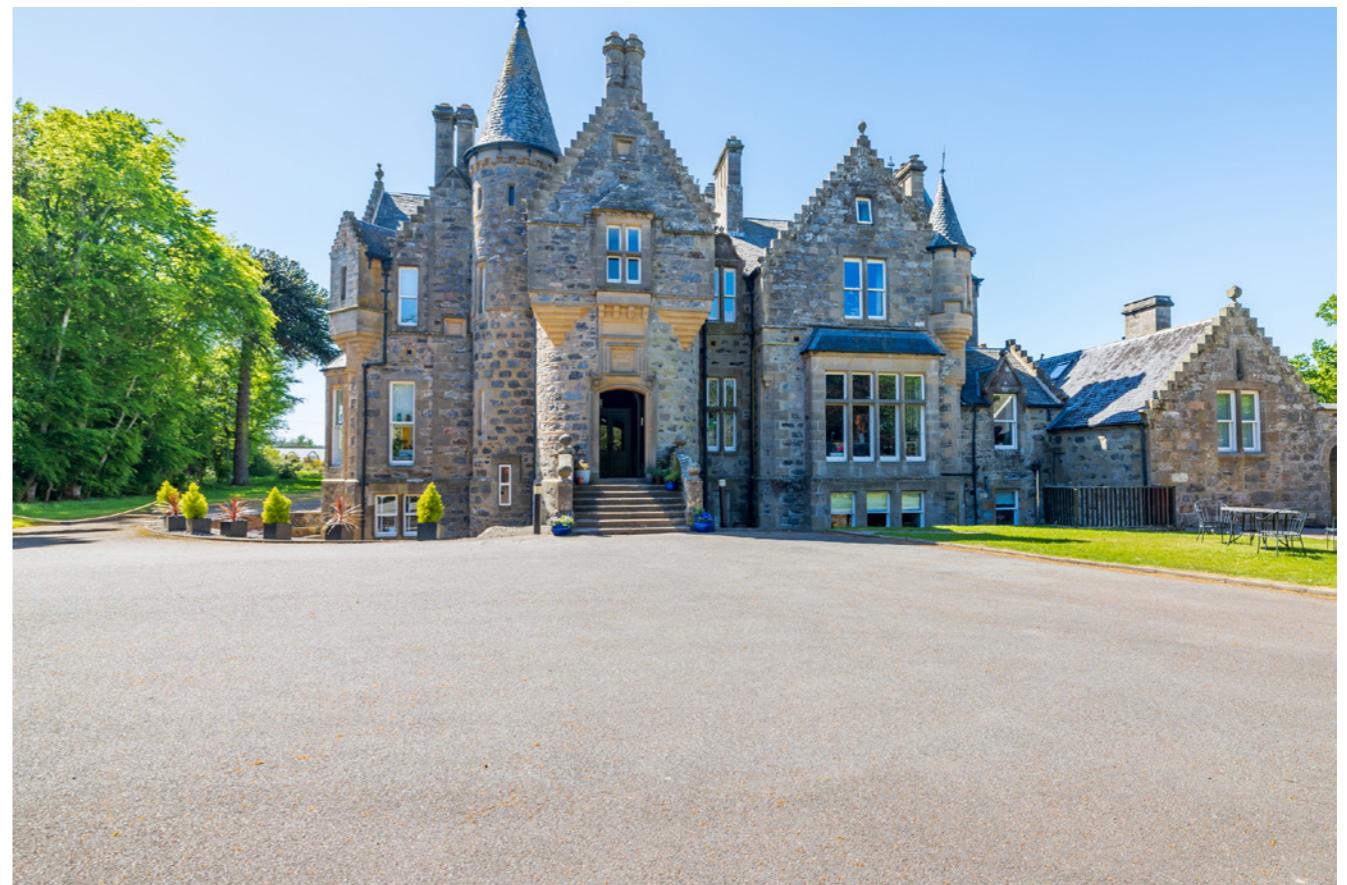
THE EXTERIOR

Externally, the property enjoys access to beautiful landscaped grounds, including rolling lawns, mature hardwood trees and vibrant flower planting. Apartment 10 also benefits from two allocated parking spaces, a valuable asset for any Inverness property.

Why Buy This Inverness Property?

- Luxury apartment in a historic B-listed baronial mansion
- Located in Lentran, a sought-after rural setting minutes from Inverness
- Stunning 12.5 ft ceiling lounge with large bay window
- Private rear entrance and direct garden access
- Modern kitchen and bathrooms
- Two allocated parking spaces

Part of one of the most admired residential developments in the Highlands. This exceptional property offers not just a home, but a lifestyle that combines history, elegance and Highland charm in a truly breathtaking setting

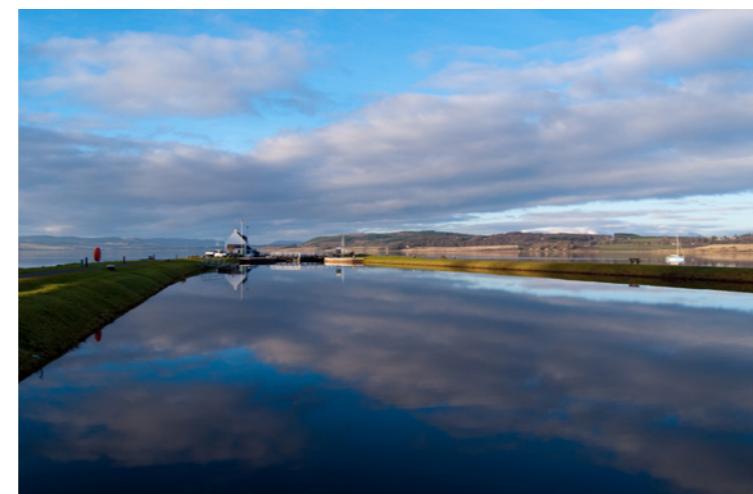




THE LOCATION

Located just seven miles from Inverness city centre, 10 Lentran 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 Lentran, 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, Lentran 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.



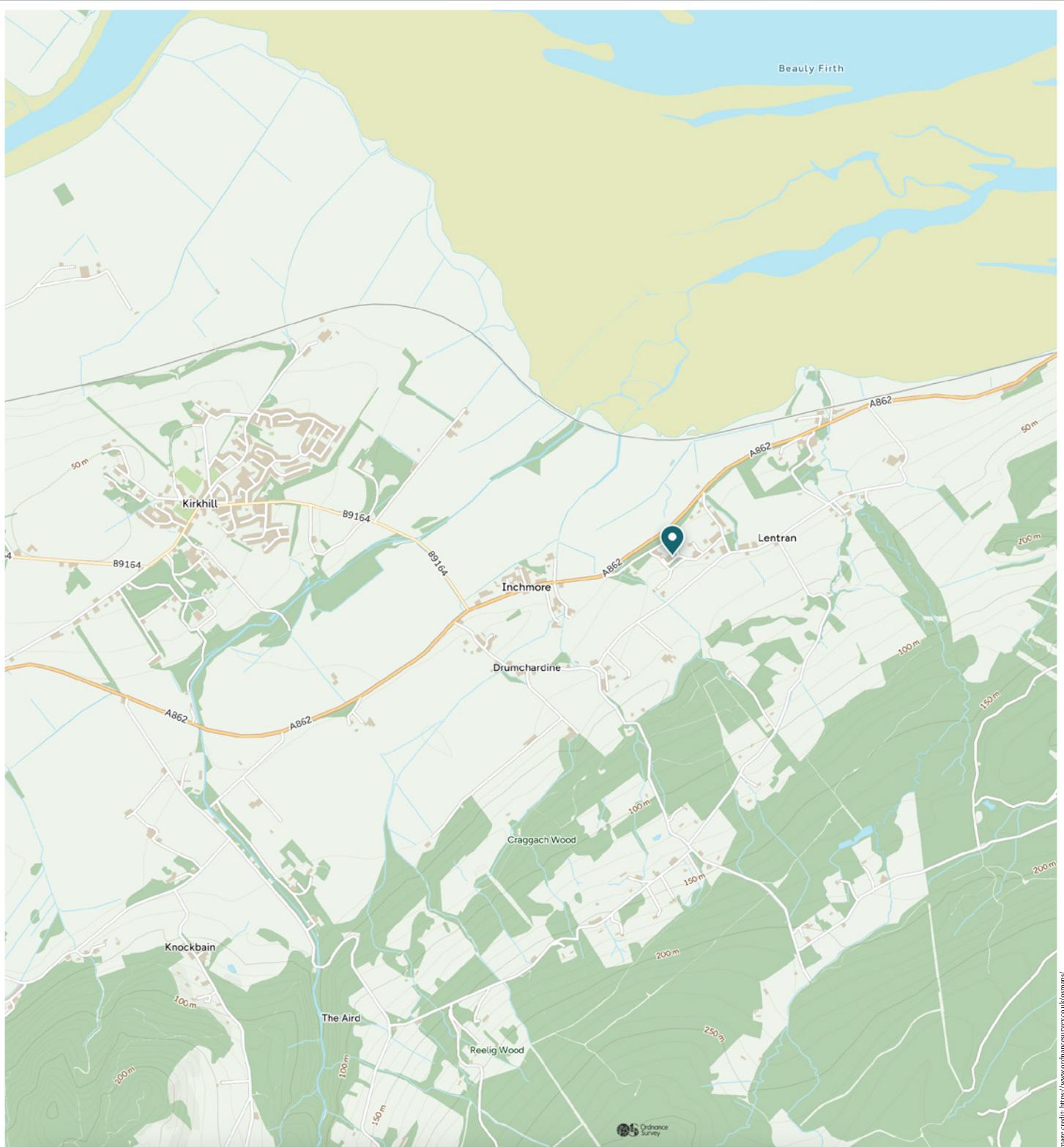


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