

Inverness, with its excellent road, rail and air links, is a thriving city which boasts a lively cultural and entertainment scene. There is a wide variety of restaurants, good quality hotels, restaurants, bars and cafes. Just a short drive from the city is the iconic Loch Ness from where the city derives its name. There are also many other beauty spots within the vicinity including plenty of green spaces, Aldourie Woods is a short drive and there are national supermarkets on the doorstep. The area of Lochardil is 1½ miles south of the city centre and is a quiet, highly regarded residential area..

Designed by John Rhind and built in 1878, this was the original lodge house for what is now the Lochardil House Hotel which was built at a similar time as the private residence for Charles Fraser Mackintosh, the local Member of Parliament. Both buildings are Listed category C. The lodge is now separated from the house and is a single storey property with a crowstepped gable to the road side and has tripartite windows with an attractive armorial panel above. There are flat roofed additions at side and rear. This property is a project and on completion of works would provide a beautiful historic restoration with Air B&B or residential potential.

Directions: From the distributor road (A8082) Turn off at the Essich Roundabout signposted Lochardil and continue straight ahead for approx. 1 mile, you will reach a development called Drummond Hill on the left, the Lodge is directly opposite.

What3words [///rebel.fiery.compiler](https://www.what3words.com/rebel.fiery.compiler)

Services: Mains gas, electricity, water and drainage.

Council Tax band C

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

The mention of services does not imply that they are in full and efficient working order.




HIGHLAND HOMES
by Middleton Ross

FOR SALE



Lochardil Lodge, 31 Stratherrick Road, Inverness, IV2 4LF

Offers Over £150,000

- Detached Lodge House
- Restoration Project
- Entrance Hall
- Lounge
- Kitchen/Diner
- Two Bedrooms
- Dining Room/Bedroom 3
- Bathroom
- Gas Central Heating
- Open Fire
- Single Glazing
- Driveway for 3-4 Cars
- Desirable Location
- Category C Listed Building
- EPC Rating Band E

01349 865125
highlandhomes.co.uk

REF 15



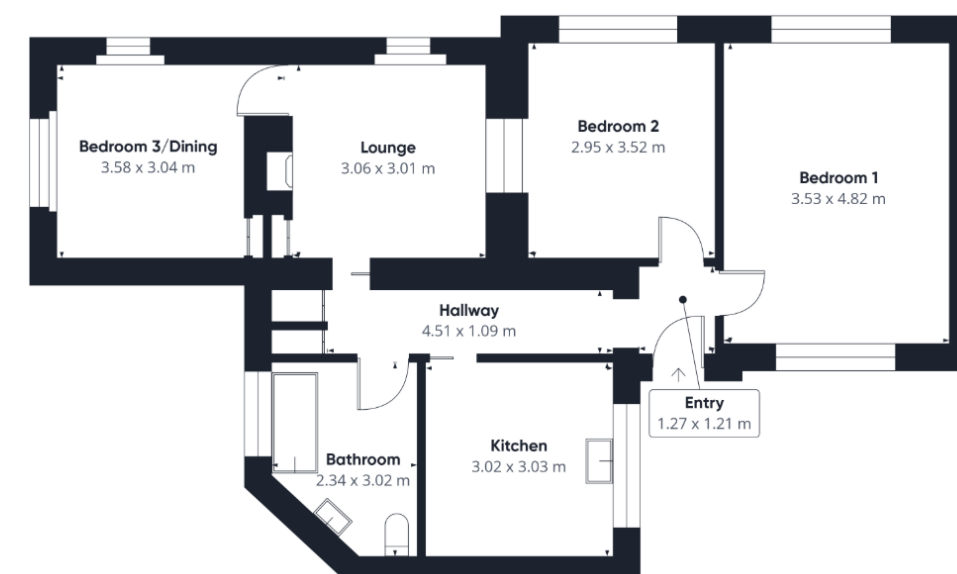
01349 865125
highlandhomes.co.uk



Lochardil Lodge, 31 Stratherrick Road, Inverness, IV2 4LF

Offers Over £150,000

This charming category C listed lodge house is a project property situated in the highly regarded area of Lochardil in Inverness.



Approximate
Floor Area
73m²