



Lochslyn Lodge, Newmore, Invergordon, IV18 0PG



Newmore is a beautiful semi-rural location a couple of miles from Alness and Invergordon which both have a variety of facilities including shops, national supermarkets, primary and secondary schooling, medical and leisure centres with swimming pools, there are golf clubs, cafes, restaurants and bars. There are excellent rail and bus links to the north and south. Inverness is 22 miles away and has a full complement of shops, national supermarkets, restaurants, bars, leisure & entertainment facilities and the airport which is eight miles from the city.

Lochslyn Lodge is a unique and grand property with a large garden extending to approximately 1 acre. The house is conveniently situated a mile from the A9 and is an immaculate and beautifully presented villa which offers spacious living quarters all finished to an exceptional standard. The property is in an elevated position in Newmore and enjoys stunning and uninterrupted views over rolling farmland, hillsides and the Cromarty Firth from the first floor viewing platform. The house is within easy commuting distance of Inverness and would be ideally suited as a stunning family home.

Directions: From the A9 heading north, bypass Alness on the left and continue along the A9, around a mile past the Obsdale/Milnafua signpost turn left at the Tomich Restaurant, continue along the road for approximately 1 mile and turn left at the brown sign for Stoneyfield Lochs, take the third turn on the right into Stoneyfield Croft, Lochslyn Lodge is the last house on the road.

Services: Mains water and electricity.

Drainage is to a private septic tank.

Council Tax—G

A Home Report is available from Torrance Partnership, 01349 853151

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

Monday to Thursday 9am - 5pm and Friday 9am - 4:30pm

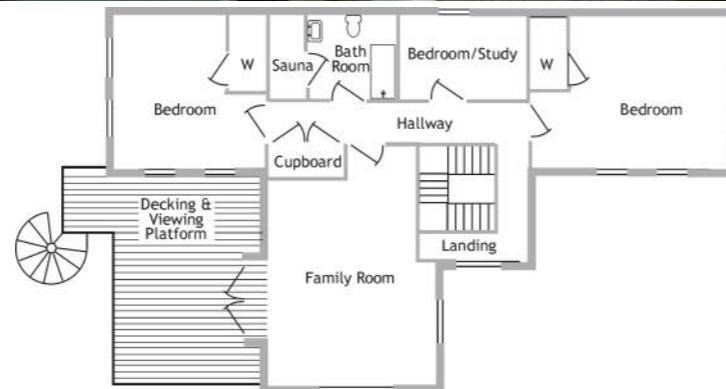
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am &

5pm—11pm Saturday 8am -11pm & Sunday 8am—11pm

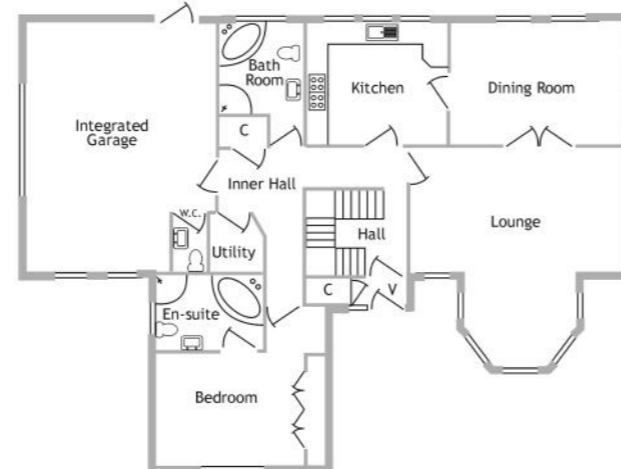
Email: property@middletonross.co.uk Text 07774 419811

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.

Carpets, curtains, blinds and kitchen appliances are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.



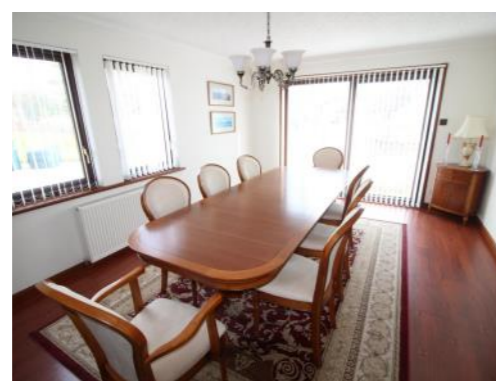
First Floor



Ground Floor

- Unique Detached Villa
- Vestibule
- Entrance Hall
- Lounge
- Dining Room
- Kitchen/Diner
- Family Room
- First Floor Viewing Platform
- Five Bedrooms (One En-Suite)
- Bathroom and Shower Room
- Sauna
- Utility Room
- Integrated Double Garage with W.C.
- Large Driveway
- Large Garden Surrounding House
- Double Glazing
- Oil Fired Central Heating
- EPC Rating C

Offers Over £380,000



Lochslyn Lodge

Newmore

Offers Over £380,000

Stunning detached villa with a large mature garden, situated in an elevated position in the semi-rural hamlet of Newmore.

middleton ross & arnot

Ground Floor

Vestibule	1.74m x 0.90m
Entrance Hall	3.19m x 2.75m
Lounge	6.78m x 6.40m x 3.88m
Dining Room	5.42m x 3.87m
Kitchen Diner	4.57m x 3.87m
Bathroom	3.87m x 2.36m
Bedroom	4.68m x 3.57m
En-Suite	2.57m x 2.21m
Utility Room	1.58m x 1.52m

First Floor

Family Room	7.55m x 4.11m
Bedroom	6.30m x 4.75m
Bedroom	4.85m x 4.75m
Bedroom	4.12m x 2.65m
Shower Room	2.89m x 2.55m
Sauna	2.55m x 1.17m

Outbuildings

First Floor Decking & Viewing Platform	
Integrated Double Garage & Workshop	
With W.C	7.78m x 5.96m