



# Delightful two bedroom apartment

**Apartment 5, Lentrán House, Lentrán, Inverness, IV3 8RL**

Freehold





**Delightful two bedroom lower ground floor apartment, forming part of a Category B Listed baronial style mansion house.**

Entrance vestibule • reception hall • sitting room with store room off • dining kitchen • principal bedroom with en suite shower room • bedroom two • bathroom

EPC Band C

**SUMMARY**

Apartment 5 is located within Lentrán House, a striking Category B Listed mansion house. Dating back to 1866, Lentrán House was originally owned by the former Provost of Inverness, later used as an RAF base during the Second World War, and more recently as a residential care home. Converted into eight luxury apartments during 2005, the building has benefitted from a recent programme of refurbishment. Apartment 5 is located on the lower ground floor, and provides well proportioned and tasteful living accommodation which will no doubt appeal to those looking for a countryside retreat within the beautiful setting of the Scottish Highlands.

**ACCOMMODATION**

The imposing entrance doorway leads into the communal entrance hall, with its distinctive monochrome tiling, elevated ceilings and deep skirtings. a modern lift leads down to the hallway shared between Apartment 5 and another, while within the hall space there is an exclusive secure storage cupboard. From here, the entrance door leads

into the exceptionally spacious reception hall, which is capable of accommodating large items of freestanding furniture and has neutral decor and wooden flooring. From the hall there is access to the entrance vestibule, where a partially glazed door leads out to the rear courtyard and gardens beyond. Within the vestibule a double cupboard houses the electricity fuse boxes and shelving.

The sitting room is of generous proportions and benefits from a good flow of natural light from triple windows which overlook the communal gardens. The carpeting is cream coloured to contrast with the decoration, and within the sitting room there is access to a walk in store room. Fully carpeted and with lighting, the store room could perhaps also be utilised as a study area or butler's pantry if required.

The dining kitchen features a good range of attractive base and wall units, with laminate work surfaces which incorporate a stainless steel sink with drainer and induction hob with extractor fan above. The kitchen also includes a range of integrated appliances.





The principal bedroom is a bright and peaceful room of tasteful decoration and lovely views over the rear courtyard. The principal bedroom benefits from an en suite shower room, which has a white two piece suite and a fully tiled shower enclosure with mains shower appliance.

The second double bedroom lies on a gentle split level to the reception hall and is a well proportioned and bright room with tasteful decor and neutral carpeting.

Completing the accommodation is the bathroom, which features extensive tiling around the white three piece suite.

Outside, the apartment enjoys the advantage of extensive communal grounds which surround the property. Mostly laid to lawn with mature trees and shrubbery, and extensive woodland area, the remains of the former fountain are still located within the grounds. From the main road, a private driveway leads around to Lentran House, where there is ample shared parking available.

#### SITUATION

Lentran House is located within the small hamlet of Lentran, on the south shore of the beautiful Beaulieu Firth and located between Beaulieu and Inverness. Lentran House lies approximately 6.3 miles from the thriving Highland village of Beaulieu, which is popular with outdoor enthusiasts given its proximity to the stunning mountains and glens which include the challenging Glen Affric.

There are a number of shops, cafés and restaurants located in and around Beaulieu, especially set around the attractive village square.

Inverness is a modern and vibrant city with excellent and varied facilities, including the marina, train station and airport just 30 minutes away with regular flights to London and the south and summer and winter flights to Europe. Just a short distance from the city centre is the beautiful, peaceful and unspoilt countryside for which the Highlands are so famous. The dramatic mountains, stunning coastline and the fertile land which is bounded by wide sandy beaches and rugged moorland are all part of the charm Inverness has to offer. There are wonderful opportunities for sport and leisure including sailing, mountain climbing, walking, riding, skiing and cycling. For the keen golfer there are championship golf courses at Royal Dornoch, Nairn, Spey Valley and the Castle Stuart Golf Links. There is salmon fishing on the rivers Beaulieu, Glass, Nairn, Findhorn and Spey, with shooting and stalking available to rent on local estates.

Only a short distance to the south is the popular skiing area of Aviemore in the Cairngorms, a National Park of great beauty. The west coast for more dramatic scenery lies approximately two hours away.





## DIRECTIONS

From Inverness, follows signs for the A862 which runs alongside the Beaulie Firth. Passing the sign for Lentrane Cottage, take the next turning on the left hand side which leads along a private driveway. Follow this driveway straight ahead and it will lead to Lentrane House.

Beaulie	6.3 miles
Inverness	7.6 miles
Aviemore	37.5 miles*

\*Please note that all distances are approximate

## GENERAL REMARKS

**Viewings** Strictly by appointment with Savills - 01224 971 110

**Solicitor** Macleod & MacCallum, 28 Queensgate, Inverness, IV1 1DJ

**Local Authority & tax band**  
Highland Council Band E

**Services** Mains water, electricity and private drainage. Oil heating.

**Conservation Area and Listing**  
Category B Listed

**Miscellaneous** The apartment is one of eight in a single building where there are some internal communal areas and external grounds shared privately by eight owners. The entrance driveway, car park and wooded area are shared by the eight plus the three terraced bungalows nearby. The deeds stipulate some restrictions on the use of the grounds only.

Apartment 5 has a combination of single and double glazed window units.

**Fixtures & Fittings** Standard fixtures and fittings are included in the sale, along with the dishwasher, fridge-freezer, washing machine, microwave, and kitchen, sitting room and bedroom blinds. Excluded is the central light in the main bedroom.

**Servitude rights, burdens and wayleaves** The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**Possession** Vacant possession and entry will be given on completion.

**Offers** Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.





**Deposit** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.





**Apartment 5, Lentrans House**  
**Gross internal area (approx)** 149.8 sq m/1,612 sq ft  
**Including Limited Use Area** 1.6 sq m/17 sq ft

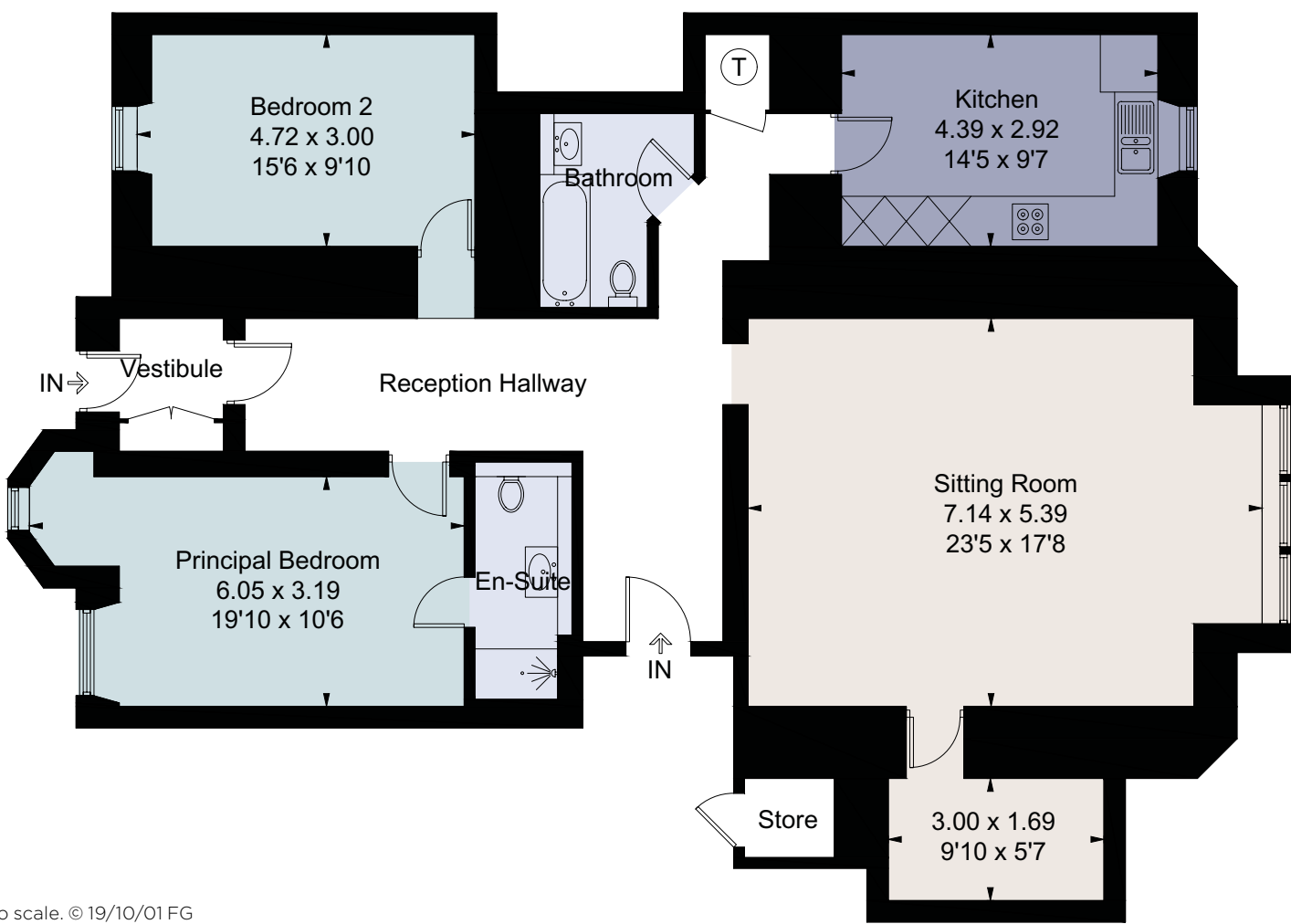


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