

Macandrew & Jenkins

SOLICITORS • ESTATE AGENTS



LOCATION

NEATH BIRCHES, SCANIPORT, INVERNESS IV2 6DL

ACCOMMODATION

Entrance Vestibule, Elegant Reception Hall, Cloakroom, Spacious Drawing Room, Sitting Room, Shower Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Boiler Room, Rear Vestibule.

First Floor: Feature Staircase Leading To Five Large Double Bedrooms All With En-Suites And Fitted Wardrobes. Study.

Triple Glazing On The Ground Floor. Double Glazing On The First Floor. Oil Central Heating. C.C.T.V. Security Alarm System

Double Garage With Security Alarm System.

Electric Double Entrance Gates.

Landscaped Gardens With Extensive Terrace To Front.

DESCRIPTION

This individually designed, prestigious and substantial villa, with N.H.B Certificate, is situated in beautifully landscaped grounds looking onto mature woodland on the B862 leading to the south side of Loch Ness yet within easy access to Inverness City centre. The property has been constructed to a high specification with many unusual features including a clock tower with cathedral style window and baronial style fireplaces in both the elegant reception hall and the triple aspect drawing room. Both the drawing room and the dining room have expansive patio doors leading out onto the front terrace which makes an excellent area for relaxing and enjoying the outdoors.

PRICE

Offers over £675,000

HSPC REF NO

28376

VIEWING

Macandrew & Jenkins • 5 Drummond Street, Inverness IV1 1QF

Tel: (01463) 723500 • Fax: (01463) 230743

Email: email@macandrewjenkins.co.uk

Viewing is a must of this large detached house set in approximately three quarters of an acre of garden ground. Finished to a high standard and providing excellent family accommodation in a rural woodland setting yet close to all the amenities of Inverness. There are many pleasing features throughout the house:

Double frontage with slated clock tower

A large and welcoming reception hall with open fire

A very bright and spacious drawing room with patio doors and open fire

A well equipped kitchen which has been fitted with light oak units and includes many integral features, granite work surfaces which continues round to the large breakfast bar ideal for family dining

A large utility room with separate boiler room off

All bedrooms are of a generous proportion with en-suites consisting of either full bath and showers or shower rooms.

Downstairs shower room

Mahogany finishings and doors many of which have feature oval glass panels

Triple glazing to ground floor, double glazing to 1st floor

Full oil central heating

C.C.T.V. Security alarm system

Double garage with remote controlled door

LOCATION

Situated in a rural location Scaniport is on the Dores Road leading to the world famous Loch Ness. The property is approximately 5 miles from the loch and yet is only three miles from the centre of Inverness. Local schools are at Holm Mills Primary and Inverness Royal Academy and the

property is close to the Southern Distributor road giving access to the A9, Inshes Retail Park, Raigmore Hospital and the Headquarters of the Northern Constabulary. The rapidly expanding city of Inverness is the main business and commercial centre of the Highlands offering extensive shopping, entertainment and leisure activities together with excellent road and rail links. Inverness Airport is some six miles to the east of Inverness.



DIRECTIONS

From Inverness city centre take the B862 from Haugh Road onto Island Bank Road continuing into Dores Road. Go straight across the roundabout sign posted for Dores and continue on this road for approximately 1.3 miles. Neath Birches is on the left hand side and is accessed through double wrought iron gates.



ACCOMMODATION

GROUND FLOOR:

ENTRANCE VESTIBULE

Four steps lead up to the large slate terrace which runs across the front of the house and to the impressive wooden door with glass side screens. The entrance vestibule is panelled and has full height glazing on two sides looking into the reception hall. Marble flooring which continues into the hall. Radiator. Ceiling light.

RECEPTION HALL

**30'4" x 13'5" at widest
(9.24m x 4.08m)**

The elegant and spacious hall has a floor to ceiling stone open fire with slate hearth making a warm and welcoming reception area. 2 Wall lights and 2 Ceiling lights. Radiator. Smoke alarm.



CLOAKROOM

6'11" x 6'5" (2.10m x 1.95m)

A good sized and useful room with ample space for coats and storage. Ceiling light.





DRAWING ROOM **35'2" x 18'9" (10.71m x 5.71m)**

Double entrance doors into the bright generously proportioned triple aspect drawing room with floor to ceiling stone open fire and slate hearth. Large patio doors lead out to the raised terrace overlooking the garden. 3 Ceiling lights and 2 wall lights. 3 Radiators.

SITTING ROOM **15'2" x 14'1" (4.62m x 4.29m)**

This comfortable family sitting room has a large window overlooking the rear garden. 6 Inset halogen lights. Radiator.

SHOWER ROOM **9'10" x 3'10" (2.99m x 1.16m)**

Fully tiled with a 1½ shower tray with mains shower and glass screen. Ceramic tiled floor. White pedestal wash hand basin and w.c. Chrome taps and accessories. Swivel mirror, light and shaver point. Ceiling light. Radiator.

DINING ROOM **19'10" x 14' (6.04m x 4.26m)**

Another bright and spacious room with patio doors onto the terrace and a window to the side of the house. 2 Radiators and 2 Ceiling lights. Doors lead to both the hall and the kitchen.

KITCHEN **13'7" x 15'2" (4.14m x 4.62m)**

Very well fitted light oak wall and base units with Rennie Mackintosh style handles and many integral features including wine rack, pull out full height larder cupboards, pan drawers and pull out recycling bins. Neff integral fridge freezer, Neff dishwasher, 1½ stainless steel sink inset to granite worksurfaces. Peninsular granite unit with built in breakfast bar. Rangemaster Toledo XT 6 ring ceramic hob with double oven and plate warmer. Rangemaster stainless steel cooker hood with glass splashback. Stainless steel electric sockets. Concealed



lighting below wall units. Radiator. Ceramic tiled floor. Large window to rear and a further window overlooking the side. Door leading to:

UTILITY ROOM **15'10" x 7'7" at widest**
(4.82m x 2.31m)

Well proportioned utility room with ceramic floor tiles continuing through from the kitchen. Granite effect worksurfaces with wall and base units. Stainless steel sink with tiling above. Tumble dryer. Washing Machine. Radiator. 2 Ceiling lights. Doors to rear entrance vestibule and to a separate boiler room housing the Firebird boiler and Oso hot water tank.

Rear Entrance Vestibule **6'5" x 4' (1.95m x 1.21m)**

Double glazed door with window to side. Door into a rear cloakroom which houses the electric fuse boards and meter.

FIRST FLOOR :

The first floor is accessed by the feature mahogany staircase which has a large cathedral style window on the half landing. A small cupboard above the window houses the mechanism for the clock in the tower. 2 electric wall sconces highlight the unusual wood panelled ceiling. The spacious upper landing has a walk in storage cupboard with ceiling light and a hatch to the roof space. Smoke alarms. 2 Radiators. 3 Ceiling lights.

MASTER SUITE **19'2" x 18'9" (5.84m x 5.71m)**
dressing area 6'3" x 5'4" (1.90m x 1.62m)

The very well proportioned master bedroom has a large window overlooking the front of the property making it a light and airy room. Triple door wardrobe on one wall with an arch leading into a useful dressing area. 2 Ceiling lights. Radiator. A door leads into the:

EN SUITE BATHROOM
12'6" x 10' (3.81m x 3.04m)

Large fully tiled bathroom with kidney shaped bath with tiled surround, pedestal wash hand basin and w.c. Separate shower cubicle with glass doors and mains shower. Chrome taps and fittings. Swivel mirror with light and shaver point above. Window to side with opaque glass. Radiator. Ceiling light.



BEDROOM 2 **16'1 x 16" (4.90m x 4.87m)**
dressing area 6'9" x 5'5" (2.10m x 1.65m)

Also overlooking the front of the property this is a light and airy bedroom with an arch through to recessed dressing area with velux window and ceiling light. Triple wardrobe. Ceiling light. Radiator. Door to:



EN SUITE SHOWER ROOM

8'11" x 3'10"

(2.71m x 1.16m)

Fully tiled with stone effect tiling on walls and floor. Large shower tray with mains shower and glass doors. Chrome taps and fittings. Large opaque window to side of property. Radiator. Ceiling light.



BEDROOM 3 18'7" x 13'4" into window (5.66m x 4.06m)

This has a triple wardrobe and window overlooking the rear garden. Slightly coombed ceiling. 2 Ceiling lights. Radiator. Door leads into:

EN SUITE SHOWER ROOM 12'5" x 3'10" at widest (3.78m x 1.16m)

Fully tiled shower room with chrome taps and fittings. 1½ shower tray with mains shower and glass doors. Radiator. Ceiling light. Window to rear.

BEDROOM 4 14'6" x 13'4" into window (4.41m x 4.06m)

As in bedroom 3 this room is to the rear of the property and has a built in double wardrobe. Ceiling light. Radiator. Door into:

EN SUITE SHOWER ROOM 8'11" x 3'11" (2.71m x 1.19m)

Fully tiled shower room with mains shower, 1½ shower tray and glass doors. Radiator. Ceiling light. Velux window to rear.

BEDROOM 5 12'3" x 10'9" (3.73m x 3.27m)

Again overlooking the rear garden this is a spacious double bedroom with built in double wardrobe. Ceiling light. Radiator. Door into:

EN SUITE SHOWER ROOM 8'11" x 3'11" (2.71m x 1.19m)

Fully tiled shower room with 1½ shower tray, mains shower and glass doors. Large window to side of the property. Concertina shaving mirror with shaver light above. Radiator. Ceiling light.

STUDY 8'10" x 5'5" (2.69m x 1.65m)

Useful room with an abundance of power points and telephone connections making it ideal for use as an office or computer room. Velux window. Radiator. Hatch to eaves space.

GARAGE 21'7" x 21'10" (6.57m x 6.65m)

Block and harled detached large garage with remote controlled door. Door to side and windows to side and rear. Light, power and water.

GARDENS

The extensive grounds are entered through remote controlled wrought iron gates with a sweeping drive leading round to the terrace at the front of the house where there is also a large parking area to the side. The large detached garage is situated off the drive and opposite the front gates. This area also provides ample parking for numerous vehicles. The gardens are presently all laid to lawn interspersed with mature trees to the rear.

SERVICES

Mains water and electricity. Private septic tank.

COUNCIL TAX

The current Council Tax band on this property is still to be assessed.

ENTRY

Early entry can be given

VIEWING

Telephone the selling solicitors on 01463 723500

REFERENCE

JLW/CM/D22.56

PRICE

Offers over £675,000

OFFERS

Offers, in Scottish Legal form, are to be lodged with Messrs Macandrew & Jenkins W.S. 5 Drummond Street, Inverness. For the attention of Jonathan Wotherspoon.

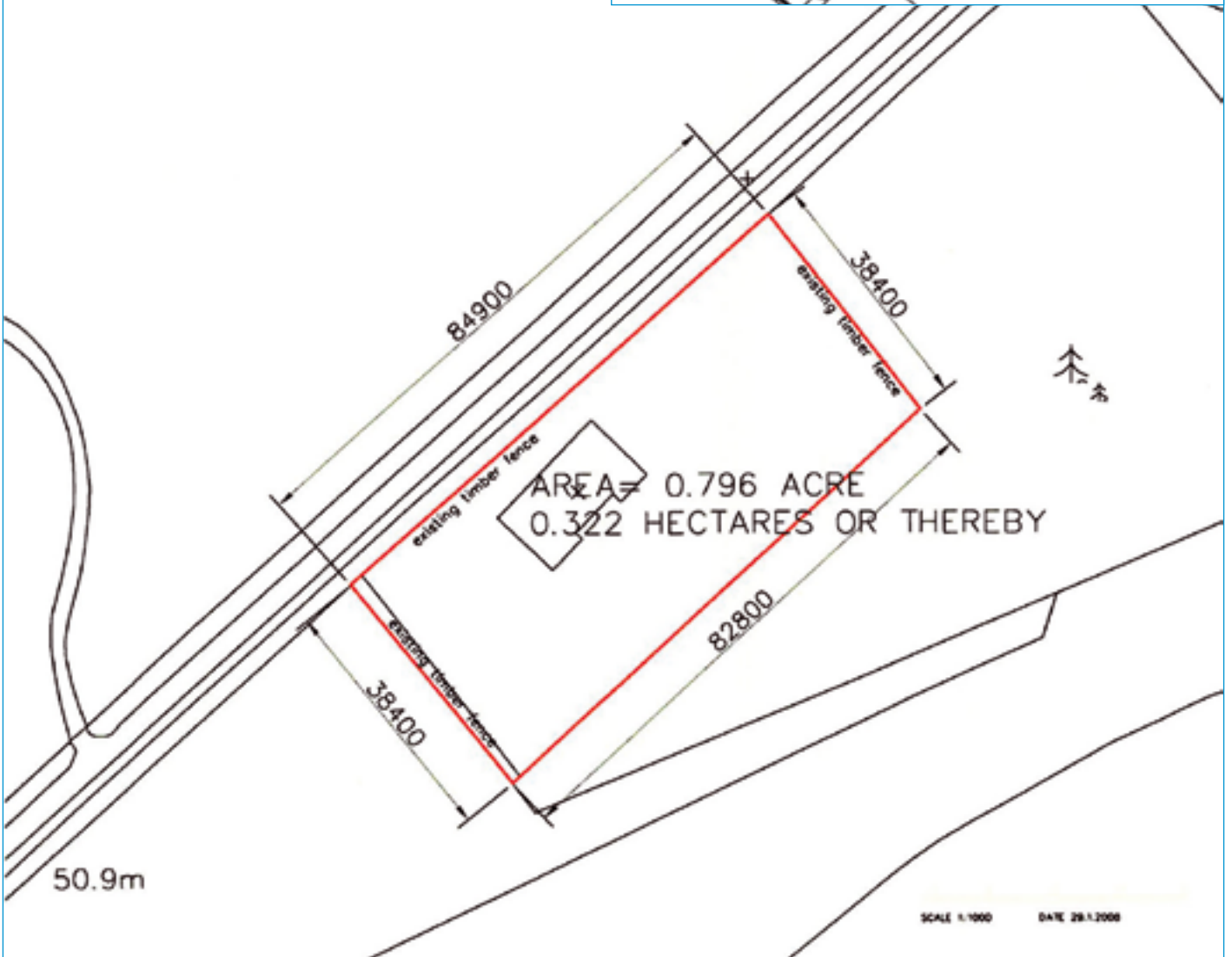
A Closing date by which offers must be submitted may be fixed at a later date unless the property has been sold previously. Prospective purchasers who have notified their interest to Macandrew & Jenkins, in writing, will receive a letter drawing their attention to the closing date.

The Seller will not be obliged to accept the highest or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.





Ordnance Survey copyright – Macandrew & Jenkins - 100001554





THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (eg oven, central heating system etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.