

Galbraith



LENTANLEA
LENTAN, INVERNESS.



LENTANLEA, LENTRAN, INVERNESS.

A substantial, detached bungalow in a delightful, private setting.

Beauly 7 miles. ■ Inverness 7 miles.

- Four Reception Rooms. Four Bedrooms.
- Generous and versatile accommodation.
- Stunning, well-tended garden.
- Double garage, greenhouse and garden store.
- Within commuting distance of Inverness.

About 0.59 hectares (1.47 acres) in all.

Offers Over £450,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Lentranlea is in a beautiful setting within the former walled vegetable garden to Lentran House, in the scattered hamlet of Lentran, close to Beauly in Inverness-shire. The surrounding countryside is peaceful and unspoilt, providing a haven for many rare species of plants and wildlife. World class salmon fishing is available on the River Beauly and the quiet countryside makes it an ideal area for cycling and hill walking. The west coast, with its excellent sailing, is within easy reach and the National Nature Reserves of Glen Affric and Strathfarrar are just a short distance away.

The village of Beauly is traditional and prosperous with a good range of independent shops, hotels and a railway station. Primary schooling is available at Kirkhill and secondary schooling in Inverness, both of which have a free bus service. Inverness, which is within easy commuting distance, has all the facilities of a modern city including its airport with regular flights to the south.

DESCRIPTION

Lentranlea is a unique, detached and extended bungalow which has been under the same ownership for over 57 years. The property was first extended in 1984 with the addition of a garage and a garden room and was extended again in 1992 when the north-westerly wing was added comprising a Mozolowski & Murray conservatory, a bathroom, a shower room, the principal bedroom, a sewing room and a utility room. The property now offers over 3200 sq ft of light filled accommodation, with the abundance of glazing extending the sense of space into the garden. Although requiring a degree of modernisation the property has been well maintained, the accommodation is versatile, and presents the potential for further extension or sub-division subject to gaining the necessary consents.

ACCOMMODATION

Ground Floor - Entrance Hall. Bedroom. Bedroom. Dining Room. Sitting Room. Garden Room. Kitchen. Bedroom with en-suite Shower Room. Conservatory. Inner Hall. Principal Bedroom. Sewing Room. Utility Room. Shower Room. Bathroom.

GARDEN GROUNDS

The property is approached by a single track public road. A gated entrance opens onto a gravel drive leading to a parking area and attached garage. The established garden extends to approximately 1.47 acres and has extensive lawns fringed and interspersed by a variety of deciduous trees and conifers, with herbaceous borders planted with a great variety of perennial and herbaceous plants, along with some fruit trees and soft fruit bushes. There are areas of patio that can be accessed directly from the garden room and conservatory.

OUTBUILDINGS

Attached Garage

7.6m x 5.4m

With power and lighting.

Greenhouse

5.5m x 3.4m

With power and lighting.

There is a garden store within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private	Partial Electric	Band F	Available	Band G	Freehold

DIRECTIONS

Exact grid location - What3Words - www.what3words.com/arrow.forwarded.fevered



MOVEABLES

All carpets, fitted floor coverings, curtains and blinds are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV3 8RL

SOLICITORS

Macleod and MacCallum Solicitors
28 Queensgate
Inverness
IV1 DJ

2017 ANTI MONEY LAUNDERING REGULATIONS

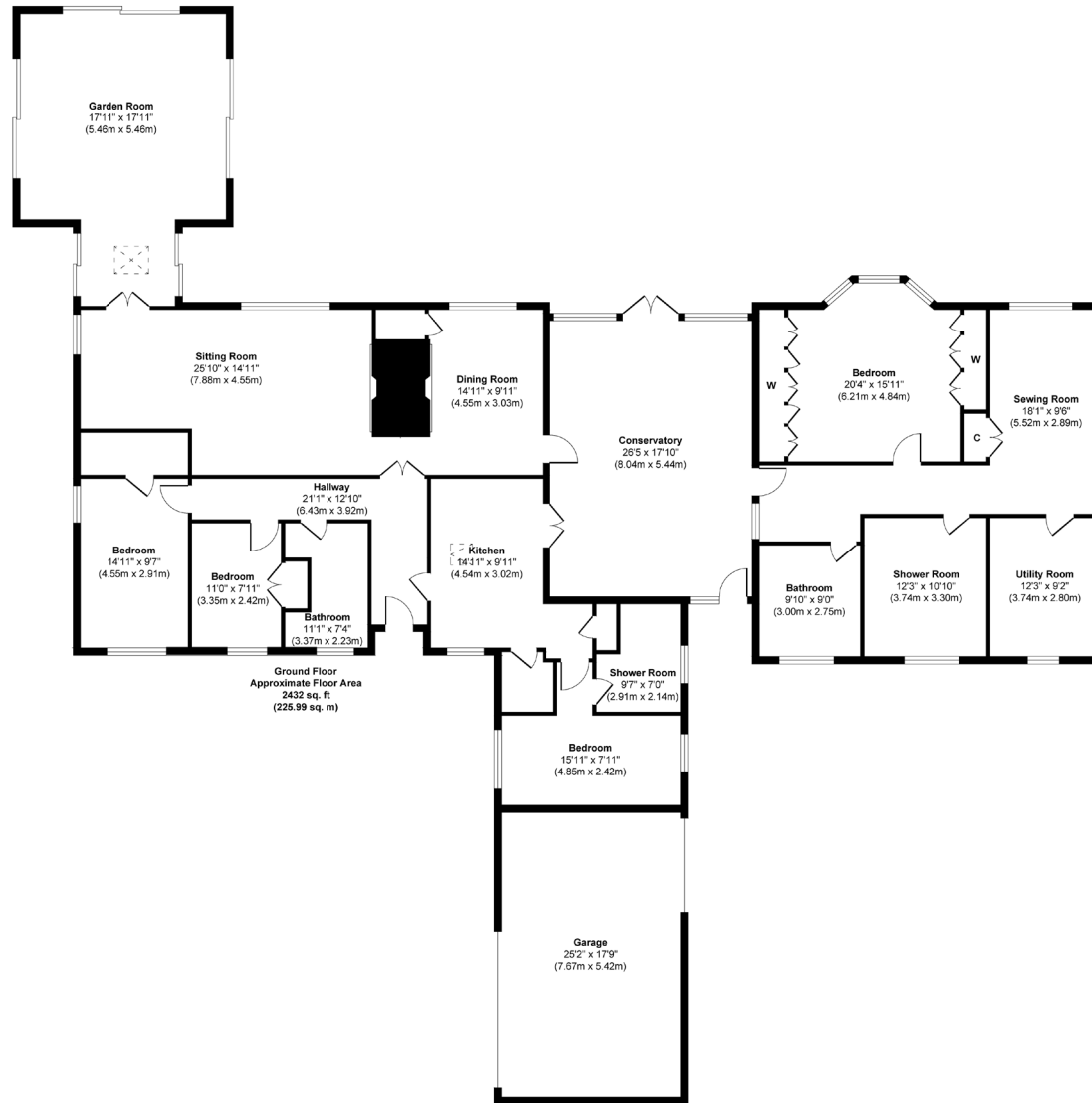
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



Lentranlea, Lentran, Inverness, IV3 8RL



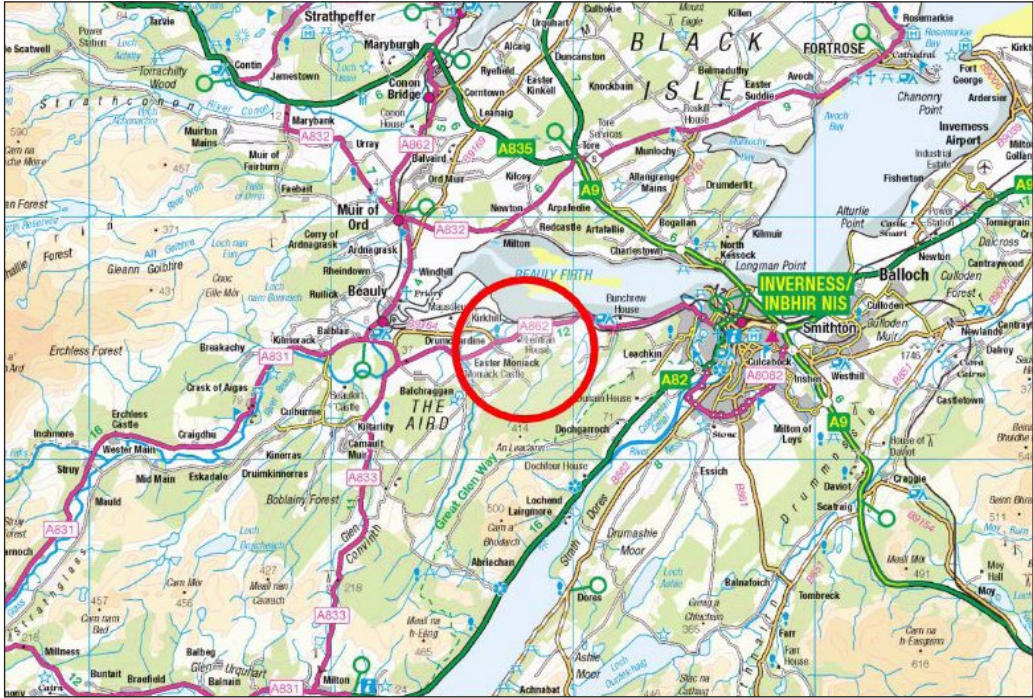
Approx. Gross Internal Floor Area 2432 sq. ft / 225.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. 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. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in March 2023.





Galbraith



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