



**The Ark, Errogie, INVERNESS, IV2 6UH**

**Offers Over £425,000**

**REF: 60341**





# description

The Ark is a fully refurbished, four bedroom property located on the banks of Loch Mhor in the village of Errogie, which is within easy commuting distance of Inverness City and the Airport. The living space within the property has been designed to take full advantage of the stunning views across the Loch and on to the unspoiled countryside. The property benefits from oil-fired central heating complemented by wood burning stoves in the lounges and two en-suite bedrooms. With ample storage and offering versatile spacious accommodation, this property represents an ideal home for someone looking for a quiet village lifestyle with nearby City conveniences.

Only by viewing can you fully appreciate this immaculate property and truly enviable location.

The accommodation consists of: an entrance vestibule with double glass doors opening to the inner hallway with under-stair storage cupboard; sitting room with dining area, a door on either side opening to a covered veranda, wood burner and floor to ceiling window taking full advantage on the stunning views; generous lounge with patio doors opening to the veranda, French doors opening to the garden and further wood burning stove; a well appointed kitchen with a good selection of base- and wall-mounted units, complementary worktops and tiling to splashback, electric hob, oven and grill, space for fridge freezer and room for informal dining; utility room with sink unit and space for Fridge, washing machine and dryer; cloakroom comprising a WC and wash hand basin; public room/bedroom four; double bedroom with en-suite facilities comprising a WC, wash hand basin and free-standing mains-fed shower. On the upper floor is a store cupboard housing the new, pressurised hot water tank; bathroom comprising a three piece suite in white and free-standing mains-fed shower; two further double bedrooms one with en-suite facilities.

The property sits in approximately ¼ an acre of garden ground, which runs along the Loch side, is mainly laid to grass and well populated with shrubs, bushes and trees. The two verandas provide ideal venues for al fresco dining or for sitting to enjoy the sunshine and take in the breath-taking views. A driveway to the side of the property provides ample off-street parking and leads to the garage which has light, power and double wooden doors.

Facilities closest to the property can be found in the nearby villages of Dores and Foyers which cater adequately for daily requirements. The nearest supermarket is located approximately 16 miles away and additional facilities can be found at Inshes Retail Park in Inverness, a short drive away. Education is provided at Stratherrick Primary School while secondary pupils would attend the Inverness Royal Academy.

Inverness City, the main business and commercial centre in the Highlands, is within very easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



<b>Entrance Vestibule</b>	<b>2.21m x 2.04m (7'3 x 6'8)</b>
<b>Kitchen</b>	<b>4.82m x 2.99m (15'9 x 9'9)</b>
<b>Utility</b>	<b>2.54m x 2.06m (8'3 x 6'9)</b>
<b>Sitting Room/Dining Area</b>	<b>9.07m x 3.21m (29'9 x 10'6)</b>
<b>Lounge</b>	<b>7.70m x 5.83m (25'3 x 19'2)</b>
<b>Bedroom 1</b>	<b>4.10m x 3.42m (13'5 x 11'3)</b>
<b>En-suite</b>	<b>2.68m x 1.68m (8'9 x 5'6)</b>



<b>Bedroom 2</b>	<b>3.58m x 3.51m (11'9 x 11'6)</b>
<b>En-suite</b>	<b>2.92m x 2.38m (9'6 x 7'9)</b>
<b>Bedroom 3</b>	<b>3.60m x 3.53m (11'9 x 11'6)</b>
<b>Public Room/Bedroom 4</b>	<b>3.49m x 3.48m (11'5 x 11'5)</b>
<b>Bathroom</b>	<b>3.25m x 1.97m (10'8 x 6'6)</b>
<b>Cloakroom</b>	<b>1.66m x 1.54m (5'5 x 5'0)</b>
<b>Garage</b>	<b>5.52m x 3.14m (18'0 x 10'3)</b>





**General**

All floor coverings, curtains and blinds are included in the asking price.

**Services**

Mains water and electric. Septic tank drainage, oil tanks.

**Council Tax**

Council Tax Band E

**EPC Rating**

D

**Post Code**

IV2 6UH

**Entry**

By mutual agreement

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

EAO/JD/PARR0021/1

**Price**

Offers Over £425,000

**Directions**

From Inverness City, take the B862 towards Errogie. After you enter the village the property is the first on your left.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.



