



SECOND HOME/HOLIDAY HIGHLAND RETREAT

MARYBANK LODGE
KILDARY IV18 0PD

£1,250 per month Fees apply*



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Sleeps 12 (8 in lodge & 4 in Cottage) ♦ Peaceful and Private Surroundings ♦ Picturesque Setting ♦ Sporting Activities Available ♦ Fully Furnished by Arrangement ♦ 36 Miles from Inverness ♦ EPC rating = D

Situation

Marybank Lodge and Cottage stand within their own secluded grounds on an elevated site above the River Balnagown and are capable of being used as one integrated or two separate properties. The property enjoys iconic views over the Balnagown Estate to the Cromarty Firth and the Black Isle beyond. These encompass a variety of farmland, woodland and heather clad hills. Marybank is an accessible and idyllic point from which to enjoy the many splendours of the highlands.

The property is just 36 miles north east of Inverness airport, with easy access via the A9. The local village of Tain is 6 miles to the east providing shopping and supermarkets whilst the small historic town of Dornoch just 14 miles away provides a traditional Scottish experience. A variety of Whisky distilleries are also scattered through the area and provide tours and tastings.

Marybank Lodge lies within the natural splendour of the world renowned Balnagown Estate, which was once the historic seat of the Clan Ross. Through prior arrangement the estate can provide a wide range of activities including fishing, clay pigeon shooting, archery and mountain biking.

There are also a variety of popular golf courses in the area, that draw golfers from around the world. The Royal Dornoch golf course and Tain golf course are within a 12 mile radius and Brora and Golspie golf courses within a 30 mile radius and Castle Stuart which is 36 miles.

The surrounding area also boasts a range of varied dining experiences.

Description

Marybank is an exceptionally attractive Georgian Lodge, with adjoining and fully integrated cottage. The property was built in the 1760's but was extensively refurbished in 1999 resulting in a traditional yet contemporary style.

The property is very well appointed and has attractive timber framed,



double glazed windows throughout.

The ground floor rear entrance opens into a timber floored hallway that leads through the extent of the property. It leads first into the traditional and homely dining area, capable of seating up to twelve and complete with a solid burning stove. This is accompanied by a spacious and contemporary kitchen that can facilitate extensive meal preparation.

The hall then leads on to two spacious living areas, the second of which is complimented by an open fire place.

Due to the unique nature of the property having once been a separate hunting lodge and stalkers cottage, the lodge and cottage have their own upstairs bedrooms and bathrooms. The lodge is two and a half storeys, with access to the higher floors from Marybank Lodge, with the second floor equipped with two double bedrooms with en-suite facilities and the top floor with two twin bedrooms and one shower room. The cottage is one and a half storeys and is adorned with two double bedrooms and a shower room on the second floor.

Heating and hot water is provided by two independent combination boilers that are located in two utility rooms on the ground floor.

The rear of the property is sheltered by mature broadleaf trees and the front of the property overlooks a well maintained garden. A private gravelled driveway leads to the property and ample parking is provided towards the rear of the property. Maintenance of the garden will be the responsibility of the ingoing tenant thereafter.

Please see attached floor plan.

Tenure:

12 Months Commercial Let

Local Authority:

Highland Council, Invergordon

Viewing:

Strictly by appointment with Savills





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*Fees to include drawing up the tenancy agreement and reference charge for one tenant - £282 inc VAT one-off fee. £36 inc VAT for each additional tenant/occupant/guarantor reference where required. Inventory check out fee – charged at the end of or early termination of the tenancy and the amount is dependant on the property size and whether furnished/unfurnished. For more details visit Savills.co.uk/fees

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