



**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

Flemington Lodge

GOLLANFIELD, HIGHLAND, IV2 7QP



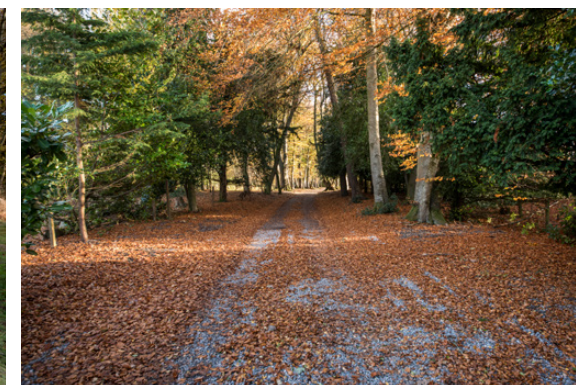
The property is located in a semi-rural area and is within easy commuting distance to Nairn and Inverness. There are nearby amenities in the village of Ardersier or Culloden which provide for daily requirements and include a general store, Post Office, take-away, chemist, butchers, library and GP. Education is provided at Ardersier Primary School with secondary education at Culloden Academy.

The coastal town of Nairn is a very short distance away and along with a thriving High Street offers a Marina, delightful sandy beach and a championship golf course. Also nearby is Dalcross Airport and Castle Stewart golf course which is hosting the Scottish open championship in 2016.

Inverness retail park is located on the A96 towards Inverness and provides 24-hour shopping and a range of outlets including a Vue multi cinema. Raigmore Hospital, Police HQ and the UHI Campus are also within easy reach.

The Highland capital of Inverness is located approximately eleven miles away providing all the amenities that you would expect from an ever growing city including a superb selection of restaurants and leisure facilities. There are excellent transport links to major cities within the UK and Europe which are provided by bus and rail links and with flights available daily from the Inverness Airport which is approximately four miles west of the property.

The area is well located for outdoor adventures including sailing, walking, climbing, biking, horse riding and a whole host of other activities.



Views east and west of property

FLEMINGTON LODGE

A rare opportunity to purchase a grade C property with full planning to reinstate with additional accommodation. This gives the new owner a blank canvas to add their personal touch and interior design. The current owners have spent much time and expense in the recovery stage of this project including architects plans which have been approved.

This is a superb opportunity to complete this project which will result in a stunning home in an attractive country setting. The property sits on a generous plot which gives lots of flexibility for future landscaping and design to suit the new owners requirements.

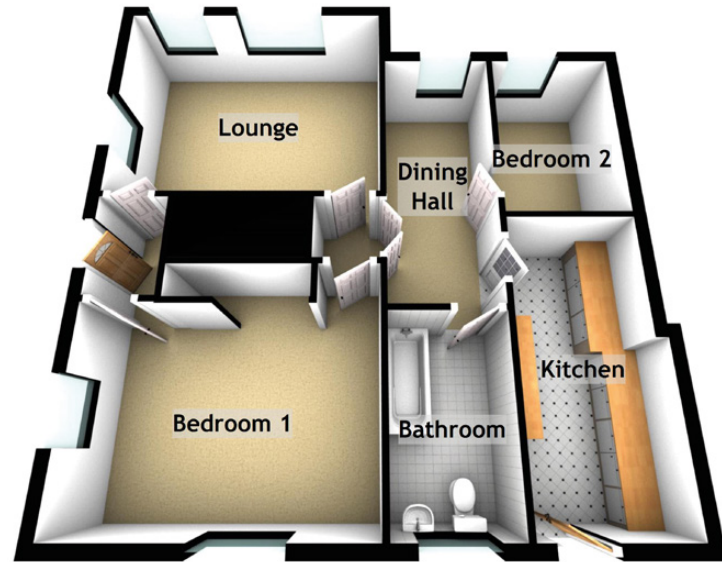
An excellent build project to bring to completion and to own a property that you would be proud to call home. Early viewing are highly recommended.



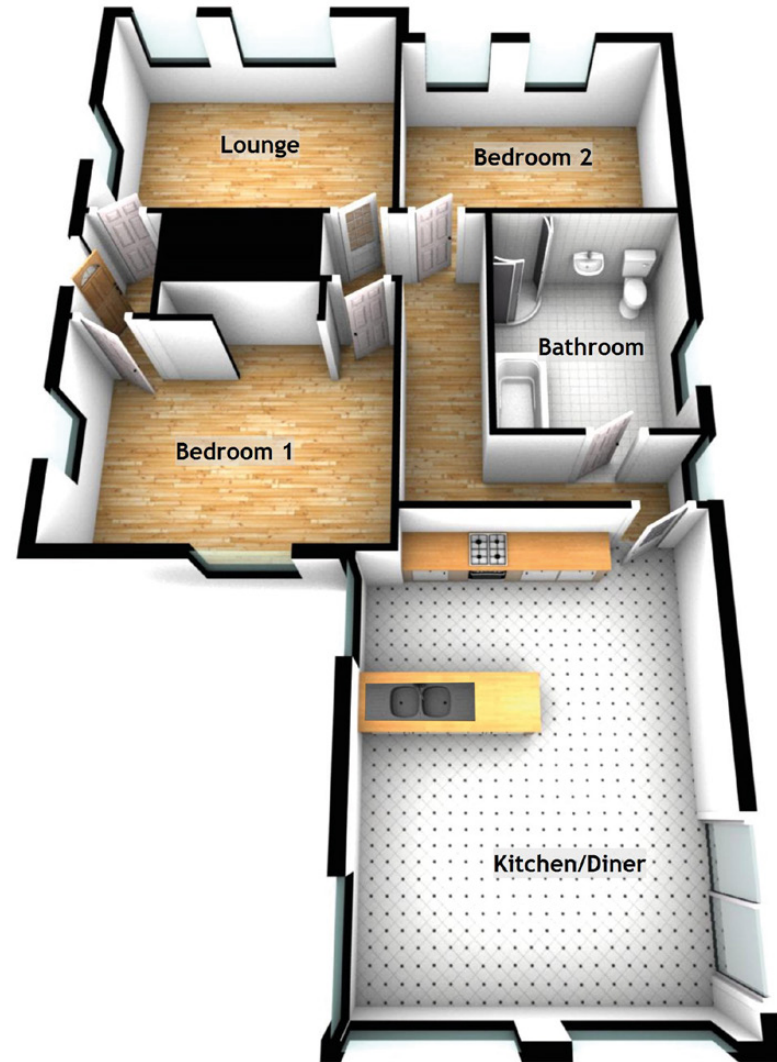
“...grade C listed cottage situated on a generous plot in a beautiful country setting...”



ORIGINAL LAYOUT



PROPOSED LAYOUT



FLOOR PLANS
DIMENSIONS
MAP

Approximate Dimensions
(Taken from the widest point)

Original Layout

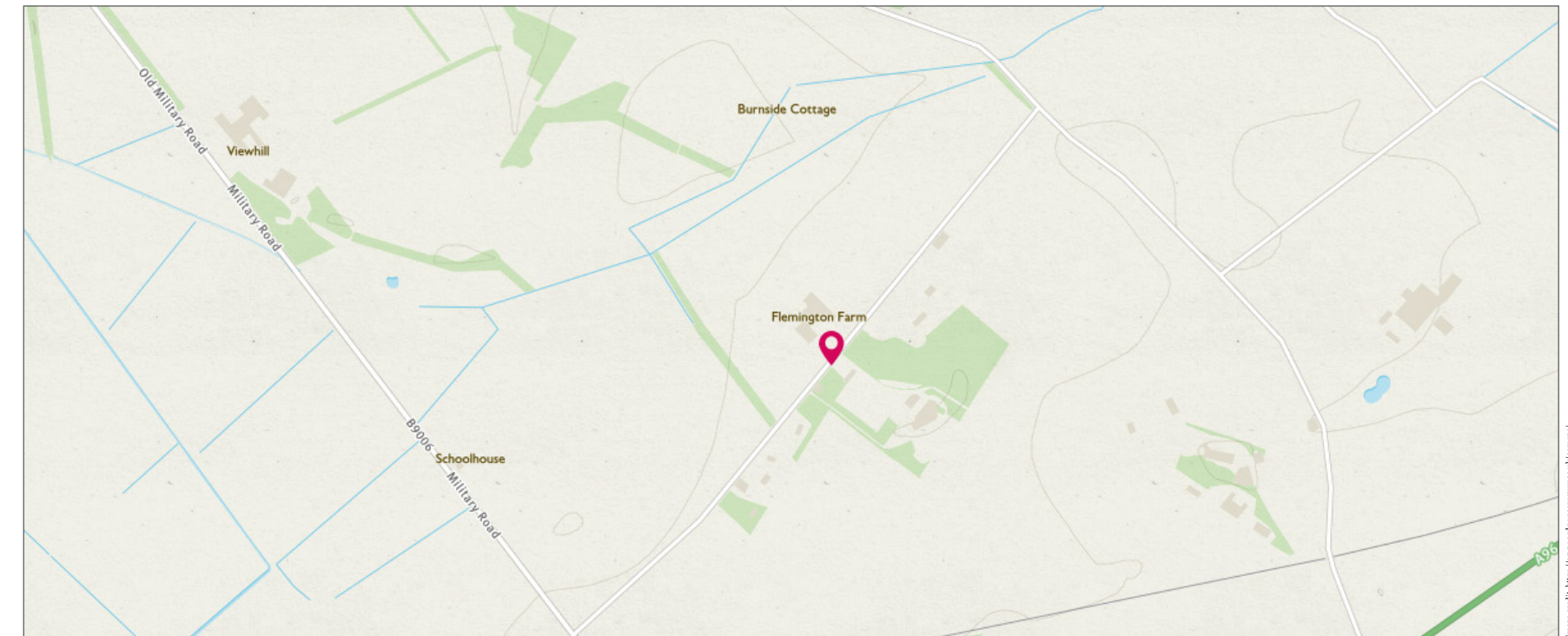
Lounge	4.29m (14'1") x 3.50m (11'6")
Kitchen	4.50m (14'9") x 2.13m (7')
Dining Hall	4.33m (14'2") x 1.73m (5'8")
Bedroom 1	4.35m (14'3") x 3.74m (12'3")
Bedroom 2	2.85m (9'4") x 1.95m (6'5")
Bathroom	3.02m (9'11") x 1.73m (5'8")

Proposed Layout

Kitchen/Diner	5.85m (19'2") x 4.36m (14'4")
Lounge	4.29m (14'1") x 3.50m (11'6")
Bedroom 1	4.35m (14'3") x 3.74m (12'3")
Bedroom 2	3.90m (12'10") x 2.99m (9'10")
Bathroom	3.30m (10'10") x 2.60m (8'6")

Extras
(Included in the sale)

Arcitects plans with full planning in place.






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Part
Exchange
Available



Text and description
ANDREW REID
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer