



Rowanhill

Lentran, Inverness, Highland, IV3 8RJ

bellingram.co.uk

 **Bell
Ingram**

Introduction

Beautifully presented three-bedroom detached bungalow set in a peaceful position in Lentrán, near Killybegs.

Rowanhill is a very well-presented detached bungalow which is well maintained and tastefully decorated in neutral colours throughout.

It has oil fired heating and is fully double glazed.



The property is accessed by a tarmac driveway which leads to a path to the entrance door, opening into a porch. A half glazed door opens to a hallway where there is a built-in double cupboard and two single cupboards.

To the right of the hallway is the sitting room which has a large picture window taking full advantage of the stunning views.

The multi-fuel burning stove on a Caithness Slate hearth is the central feature of the sitting room.

An opening leads to the dining room which has plenty of room for a large dining table, a window to the rear and serving hatch to the kitchen.

From the hall a glazed door leads to the modern, fully fitted Schreiber kitchen which has good range of floor and wall units with roll-top worksurface and decorative mosaic tiled splash backs. There is a built-in fridge freezer, built-in oven and grill with four-ring ceramic hob.

A door leads to the utility room which has space for a washing machine, Bosch dishwasher and a Beko tumble dryer, cupboard with water tank and access to the partially floored attic with ladder and power fitted. A door leads to the back of the property.



Returning to the hall, bedroom one sits to the left. This is a spacious double room with built-in wardrobe and ensuite shower room with WC, wash hand basin and shower cubicle with tiling around and electric shower.

Bedroom two sits to the front of the property and has a window overlooking the garden. This is another double room with built-in double wardrobe.

Bedroom three sits to the rear and has a window overlooking the rear garden. This is also a spacious double room with built-in double wardrobe.

The luxury family bathroom has a four-piece suite in white comprising WC, wash hand basin, bath and bidet. The bath is fully tiled around. There is also a large walk-in corner shower cubicle which is fully tiled.

External

The front garden is planted with colourful, ornamental trees and bushes and there is a path to the rear, providing access to the beautiful farmland and woodlands beyond.

There is a decking area between the house and garage from where to enjoy views of the Beaulieu Firth.

There is a double garage, shed, greenhouse and plenty of parking space.







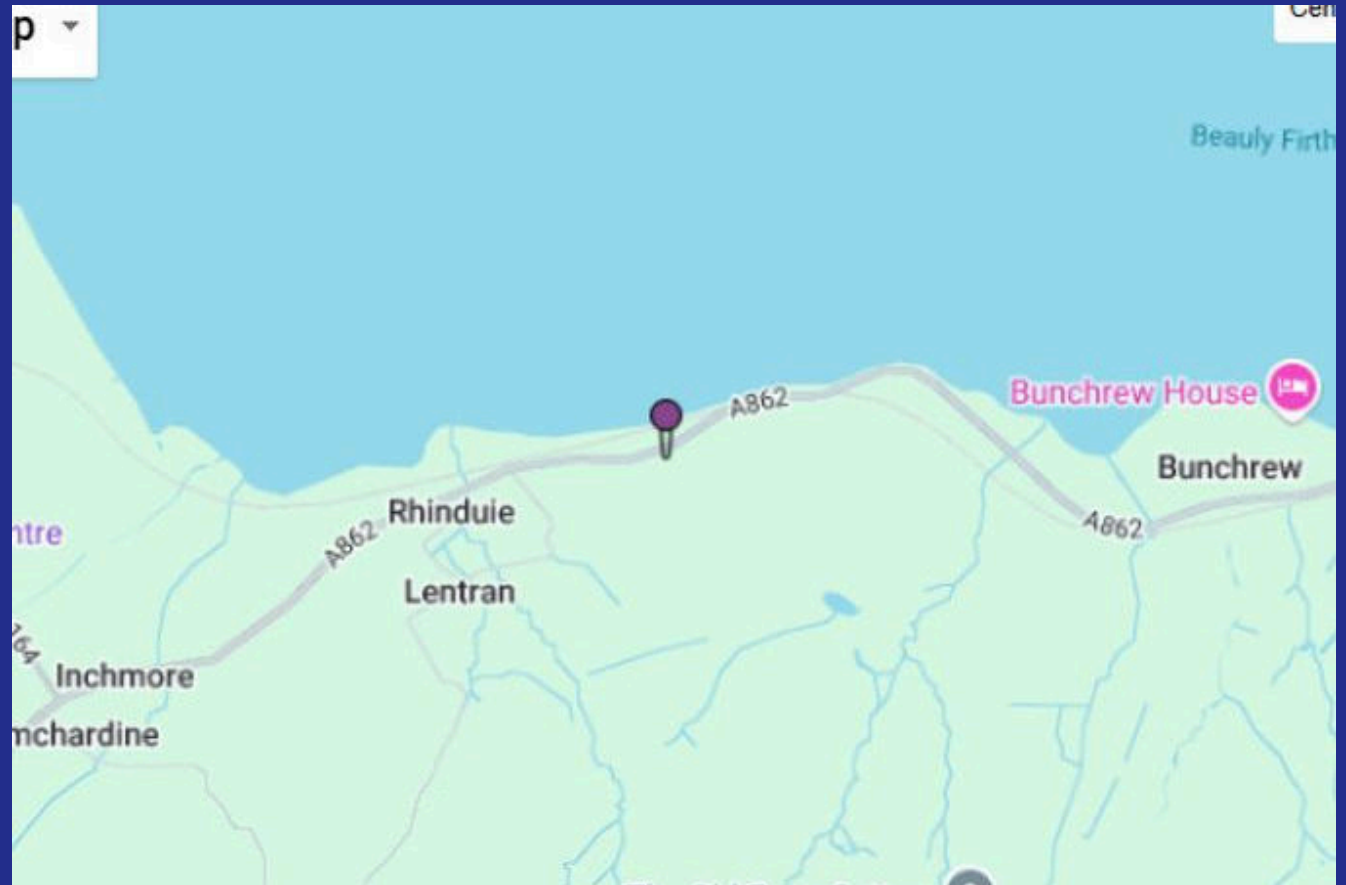
Location

Rowanhill is situated in a rural position in the hamlet of Lentrán.

Lentrán lies approximately 1.8 miles (3 km) east of Kirkhill and 5 miles (8 km) west of Inverness, on the south shore of the Beauly Firth.

Primary schooling is available in nearby Kirkhill and Secondary schooling is provided at Charleston Academy in Inverness and this is served by a daily bus.

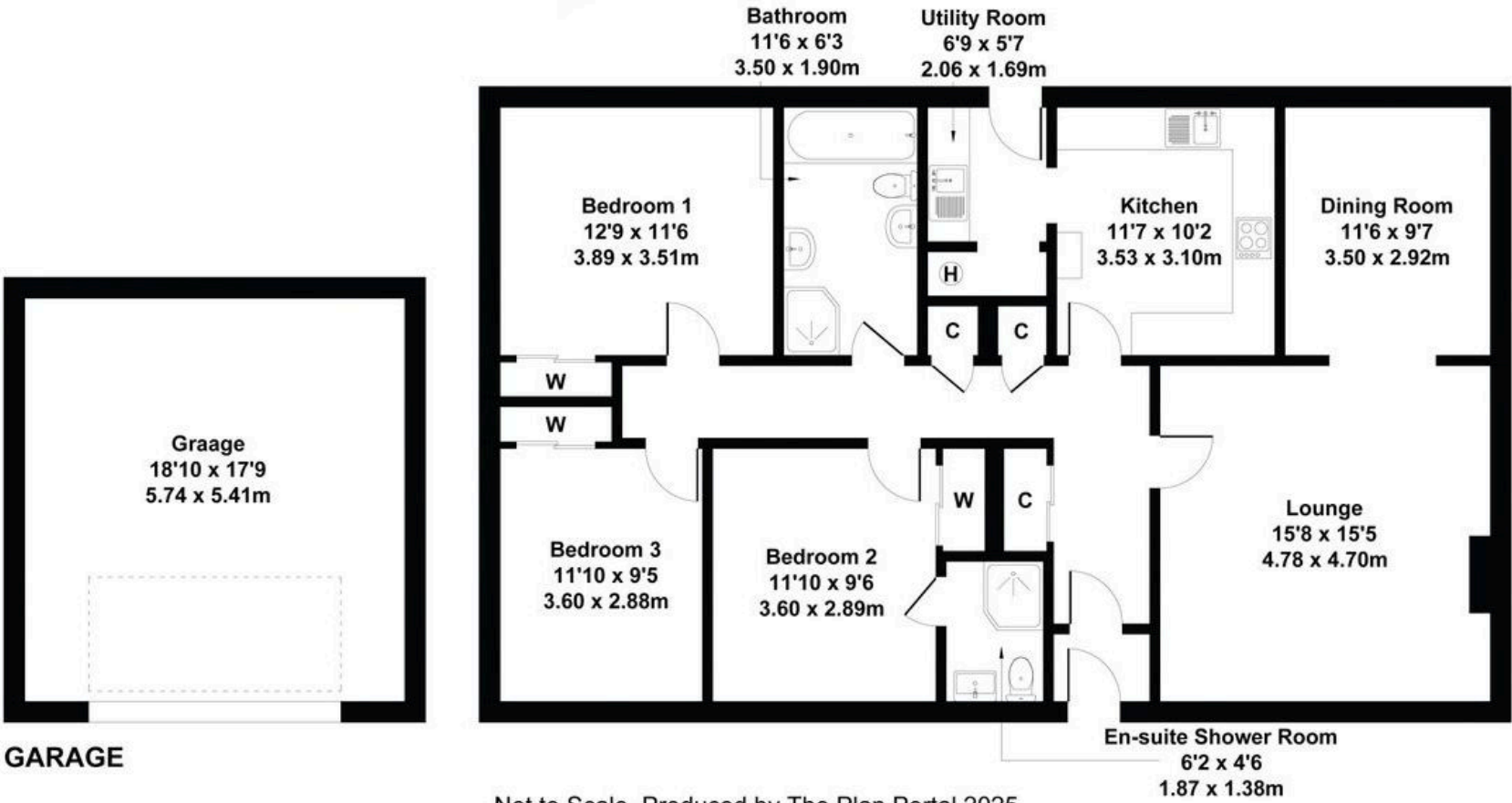
There are further facilities and amenities available nearby in the village of Kirkhill and Inverness city centre is within easy commuting distance.



Plans

116 sq m

Rowanhill, Lentrán, Inverness, Highland, IV3 8RJ



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Details

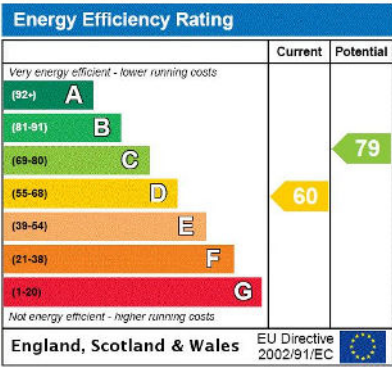
Local Authority
Highlands and Islands Council

Council Tax
Band = E

Tenure
Freehold

EPC
EPC Rating = D

Rowanhill



Services & Additional Information

Mains water and electricity

Drainage is to septic tank

Taking the A862 from Clachnaharry, just after Bunchrew, pass Ardfern nursery on the left hand side and pass under the railway bridge. The property is second house on the left hand side, with two bollards at either side of the entrance.

What3Words/// forum.honeybees.crispier

Lentran, Inverness, Highland, IV3 8RJ

Offers Over £265,000



Joanne Stennett

Highland

01463 717799

Highland@bellingram.co.uk



View Digital Brochure



Property Search

Viewing strictly by appointment

Published: May 2025

Property Ref: INE250080

powered by
FluxPro



Free Market Appraisal



Tax Calculator

Important Notice: Bell Ingram, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.