

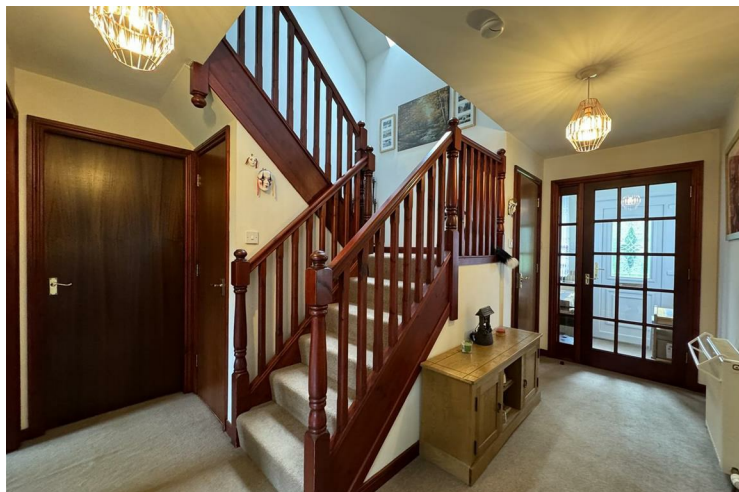


Innes & Mackay

BALMACHREE, WHITEBRIDGE, INVERNESS IV2 6UN

- DETACHED FOUR BEDROOM FAMILY HOME
- IDYLIC LOCATION
- APPROXIMATELY 1 ACRE OF WELL MAINTAINED GARDEN GROUNDS
- THREE RECEPTION ROOMS
- MODERN KITCHEN
- DOUBLE GLAZING
- HOME REPORT UNDER EPC LINK

**OFFERS OVER
£335,000**



PROPERTY DESCRIPTION

This detached four bedroom property is set in a peaceful and tranquil location in the hamlet of Whitebridge, within commuting distance of Inverness. Representing an excellent opportunity for anyone looking for a family home or something with holiday let potential, Balmachree offers generous accommodation throughout and enjoys private garden grounds extending to approximately 1 acre. Early viewing is recommended for this desirable property.

LOCATION

The property is situated in a superb, rural location offering a peaceful and tranquil setting with open views towards the Monaliadh mountains and hills beyond. An absolute haven for holidaymakers and those seeking a quieter rural life. The surrounding countryside provides an abundance of bird and wildlife adding to the appeal of the location. Whitebridge itself benefits from a hotel, community hall and the old 'Wade Bridge' which spans over the River Fechlin. The village of Foyers is approximately 5 miles away and Fort Augustus is approximately 9 miles away providing a good range of shops and amenities. Primary schooling is provided by the small school at Gorthleck, a neighbouring village whilst secondary schooling is provided by Inverness Royal Academy. Transport facilities are provided to both. Alternative schooling may be available at Fort Augustus. There is a public bus service to Inverness. Inverness, the main business and commercial centre for the Highlands is an exciting, bustling city with a thriving local economy. With its excellent road, rail and air links, it also boasts a wide choice of restaurants, quality

hotels, shopping and a lively cultural and entertainment scene.

GARDEN

Access to the property is via a shared access road. The gravel driveway provides ample off road parking and a turning area, together with access to the detached single garage. The garden which is primarily laid to lawn, is enclosed with a variety of mature trees, hedging and fencing, all providing a good degree of privacy. The garden grounds extend to approximately 1 acre and runs along side the River Fechlin.

ENTRANCE VESTIBULE

The vestibule is laid with carpet and provides access to the hallway.

HALLWAY

The open hallway is laid with carpet and open to the staircase. Access is provided to the lounge, kitchen, utility room, master bedroom, WC and deep understairs cupboard.

LOUNGE

4.81 x 4.27 (15'9" x 14'0")

The spacious lounge is laid with laminate flooring and has a large window to the front elevation. A pleasing feature of this comfortable room is the multi-fuel stove with slate hearth. Access is provided to the sun room and dining room.

DINING ROOM

2.98 x 2.02 (9'9" x 6'7")

The laminate flooring continues through to the dining room.



This room benefits from french doors to the rear and access is provided through to the kitchen.

KITCHEN

4.01 x 2.80 (13'1" x 9'2")

The kitchen is fitted with modern gloss wall mounted and floored based units with worktop, 1 1/2 stainless steel sink with drainer, integral double oven, induction hob and extractor fan, integrated dishwasher and space for fridge freezer. There is a window to the rear elevation and access is provided to the dining room. Laminate flooring completes this space.

SUNROOM

4.50 x 3.26 (14'9" x 10'8")

This lovely room provides a comfortable space to enjoy a view of the garden grounds. French doors open to the garden.

WC

1.80 x 1.10 (5'10" x 3'7")

This room is laid with laminate and furnished with a wash hand basin and WC.

UTILITY ROOM

2.81 x 2.30 (9'2" x 7'6")

This room is laid with vinyl flooring and fitted with a wall mounted storage unit with worktop and stainless steel sink with drainer. There is ample space for appliances.

MASTER BEDROOM

4.26 x 3.10 (13'11" x 10'2")

This generous double bedroom is laid with carpet and

benefits from a double integral wardrobe with mirrored sliding doors. There are windows to the front and side elevations.

ENSUITE

2.82 x 1.81 (9'3" x 5'11")

The en-suite is furnished with a wash hand basin, WC, shower cubicle with mains shower, wall mounted vanity unit and extractor fan. There is a window to the rear elevation.

STAIRCASE TO LANDING

The carpet staircase proceeds to the landing where access is provided to the three bedrooms and bathroom. A double cupboard provides ample storage space.

BEDROOM 2

3.72 x 3.11 (12'2" x 10'2")

Bedroom two is another well-proportioned double room, located to the front elevation. This room is laid with carpet and also benefits from two double integral wardrobes with sliding doors.

FAMILY BATHROOM

2.71 x 1.80 (8'10" x 5'10")

The family bathroom is furnished with a wash hand basin, WC, shower cubicle with mains shower, bath and extractor fan. There is a window to the rear elevation and vinyl flooring completes this room.



BEDROOM 3

4.41 x 3.11 (widest points) (14'5" x 10'2" (widest points))

Located to the front elevation, bedroom three is another double bedroom. Laid with carpet, this bedroom also benefits from two integral double wardrobes with sliding doors.

BEDROOM 4

3.22 x 3.01 (10'6" x 9'10")

Currently utilised as an office, bedroom 4 is a double room laid with carpet. A Velux window to the front elevation, provides a good degree of natural light to this room.

HEATING

Oil central heating

GLAZING

Double glazing

PARKING

Ample parking. Detached garage.

COUNCIL TAX BAND - E

EPC BAND - C

SERVICES

Mains water, private septic tank drainage, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, window fittings and light fittings.

VIEWING ARRANGEMENTS

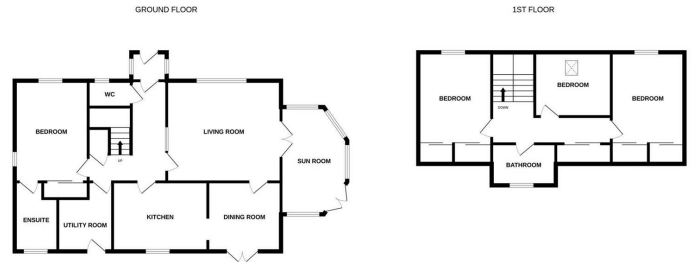
Through Innes and Mackay Property Department on 01463 251200.

DIRECTIONS

From Inverness, take the B862 proceeding along the road bordering the shores of Loch Ness providing a superb scenic route to the loch side village of Dores. Take the left fork, again the B862 and proceed to the village of Whitebridge, some 25 miles from Inverness. After passing the signpost for Highland Lodges on your left, take the next left before the Whitebridge Hotel and Balmachree is straight ahead.







Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The price is the agreed purchase price and should be used as a guide for only prospective purchasers. The information given is for general guidance only and does not constitute an offer or any guarantee made with Messrs HSPC.

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