



Innes & Mackay

**Wester Meikle, Braefield, Glenurquhart,  
Braefield**

**Drumnadrochit. IV63 6TN**

- **THREE BED DETACHED COTTAGE**
- **STUNNING OPEN VIEWS TO LOCH MEIKLE**
- **RENOVATED TO A HIGH STANDARD**
- **STABLES AND OUTBUILDINGS**
- **VIEWING HIGHLY RECOMMENDED**

**Offers Over  
£285,000**





## DESCRIPTION

Its all about location for this beautiful, extended three bed cottage which incorporates the most amazing views by virtue of the elevated position overlooking Loch Meikle. Retaining many original and authentic features Wester Meikle benefits from one bedroom and bathroom on the ground floor and two further bedrooms and shower room on the first floor. The original cottage built approximately one hundred and thirty years ago and extended about sixty years ago, offers comfortable accommodation throughout with the addition of oak beams in the lounge and kitchen all adding to the appeal of this delightful property. For those equestrian enthusiasts, there are two purpose built stables which can easily be renovated back to storage sheds if required. Viewing is highly recommended for this beautiful family home.

## LOCATION

Quietly positioned in the rural community of Braefield, Glenurquhart, this property is within a short drive of the popular village of Drumnadrochit where there is a post office, various shops, general store, several hotels, eateries and garage as well as being home to the Official Loch Ness Monster Exhibition. There are superb opportunities for walking/ cycling in nearby forestry along with idyllic drives out towards Cannich. There are also lovely walks at Glen Affric approximately 15 miles distant. There is a local primary school at nearby Balnain and secondary education is provided for at Glenurquhart High School in Drumnadrochit (pupils are

transported daily by bus). Inverness, with all its shops and services, is within easy commuting distance.

## GARDENS

Access to the property is via a single track, leading to the driveway where there is ample space for parking. With an elevated grassed area extending round the side, the terraced gardens to the front are laid primarily to lawn and enclosed with fencing. Steps lead up to the decking area and round to the other side of the house. Stone steps lead down to the back door of the property.

## HALLWAY

Door opens in to the hallway which is laid with Engineered Oak flooring extended throughout the ground floor. From here, access is gained to the bedroom and bathroom. Storage is provided by a built in cupboard.

## BATHROOM

2.66m x 2.21m (8'8" x 7'3" )

The family bathroom is furnished with a three piece suite comprising a dual flush WC and wash hand basin with cupboard under providing good storage. The shower bath has a mains shower over and screen to the side and attractive wet wall provides a pleasing finish to the bathroom. A built in cupboard houses the water tank, window to the front and chrome ladder style heated towel rail completes this room.



## BEDROOM 1

3.64m x 2.30m (11'11" x 7'6")

The bedroom located to the front elevation is a bright room and benefits from built in wardrobes located behind sliding mirrored doors. Engineered oak flooring gives this room a pleasing finish.

## KITCHEN

3.68m x 2.63m (12'0" x 8'7")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the counter is the Induction hob with double oven under and extractor hood above and located below the window to the front is the stainless steel sink with drainer to the side. There is plumbing for the washing machine and located off the kitchen is a small utility room which houses the fridge freezer, plus additional shelving and storage. Oak beams give the kitchen a pleasing finish.

## LOUNGE

4.93m x 3.74m (16'2" x 12'3")

The lounge is a generous sized room with two windows either side of the recessed fireplace which houses the log burning stove and there is a quaint window seat from which one can enjoy the lovely views. A glazed door opens out onto the recently built decking area where the most amazing views across the fields towards Loch Meikle and hillsides beyond can be enjoyed. Wooden beams add character to this already comfortable and cosy room.

## FIRST FLOOR

Stairs lead up to the landing where two further bedrooms are located along with the shower room. This is a bright area by virtue of the Velux window to the rear providing a flood of natural light. Good storage is provided by two built in cupboards.

## BEDROOM 2

3.93m x 3.22m (12'10" x 10'6" )

The second bedroom located to the front elevation is a bright and airy room by virtue of the large Velux window. Laid with Engineered Oak flooring, this room benefits from two built in wardrobes providing hanging rails and storage. Part combed ceiling gives this room a pleasing finish.

## BEDROOM 3

2.63m x 2.49m (8'7" x 8'2")

The third bedroom is a single room located to the rear elevation and has a Velux window. Carpet completes bedroom three.

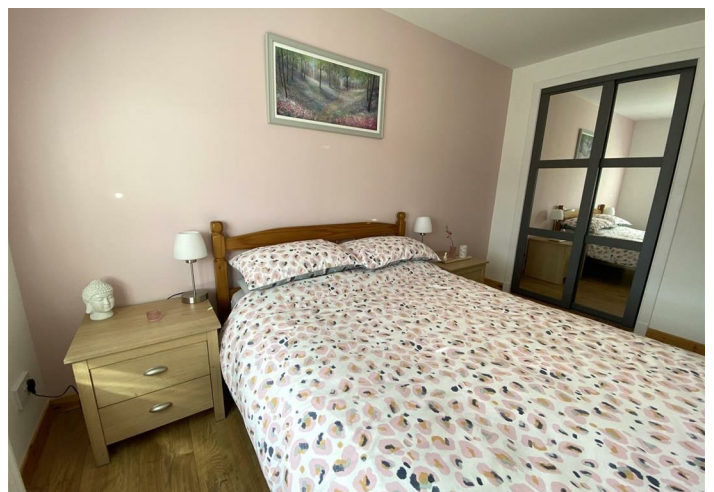
## SHOWER ROOM

2.59m x 1.54m (8'5" x 5'0")

The shower room is furnished with a dual flush WC, wash hand basin and shower cubicle housing a mains shower. Modern wet wall gives a pleasing finish. Velux window to the front and a ladder style heated towel rail complete this room.

## HEATING

Oil fired central heating.





## GLAZING

The property is fully double glazed.

## PARKING

Ample off road parking for a number of cars.

## OUTBUILDINGS

Wester Meikle benefits from a number of outbuildings, two of which are currently used for equestrian purposes and stabling. In addition to these, there are also further storage sheds and wood store all ideal for external storage.

## COUNCIL TAX BAND

Band D

## EPC

Band E46

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, fridge freezer, induction hob, double oven and cooker hood.

## SERVICES

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

## VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay Property department (01463) 251200.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The accuracy, quality and quantity of information is not intended to be a guarantee. As to their quantity or efficiency can be given. Made with Metron CADD.

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