

El Palamino

LADYSTONE, BUNCHREW, INVERNESS, IV3 8TB



A spacious 4 bedroom detached bungalow with an integral garage and Beauly firth views.



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McEwan Fraser Legal is delighted to present this 4-bedroom detached bungalow in Bunchcrew, Inverness presented in walk-in condition. The property has a wrap-around 360-degree garden plot which is fully secluded with excellent water views, the sizeable plot may allow for potential extension opportunities (subject to local planning permissions).

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area
- Fully equipped modern kitchen
- Utility room
- Separate dining room
- Family room
- 4 bedrooms with a walk-in wardrobe to bedroom one, built-in storage in bedroom two and three.
- 3 bathrooms including 2 en-suites

THE KITCHEN & UTILITY



THE DINING ROOM & FAMILY ROOM



BEDROOM 1



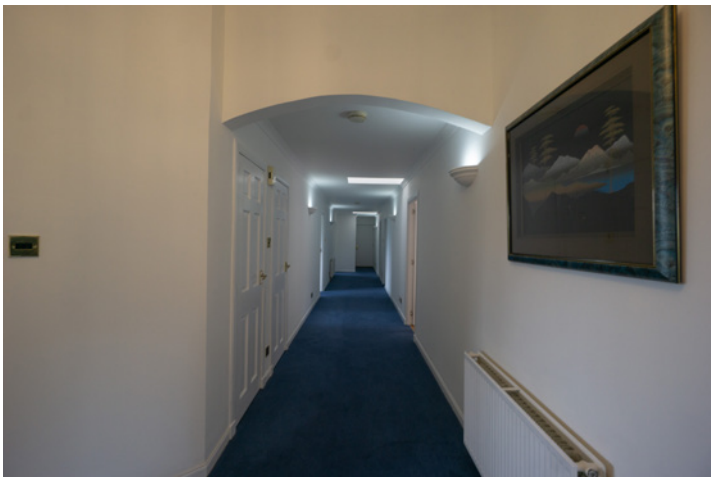
BEDROOM 2



BEDROOM 3



BEDROOM 4/STUDY



THE BATHROOM



In addition, the property includes an integral garage, driveway parking . This is a rare opportunity to acquire a rural family home in a fantastic location.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP

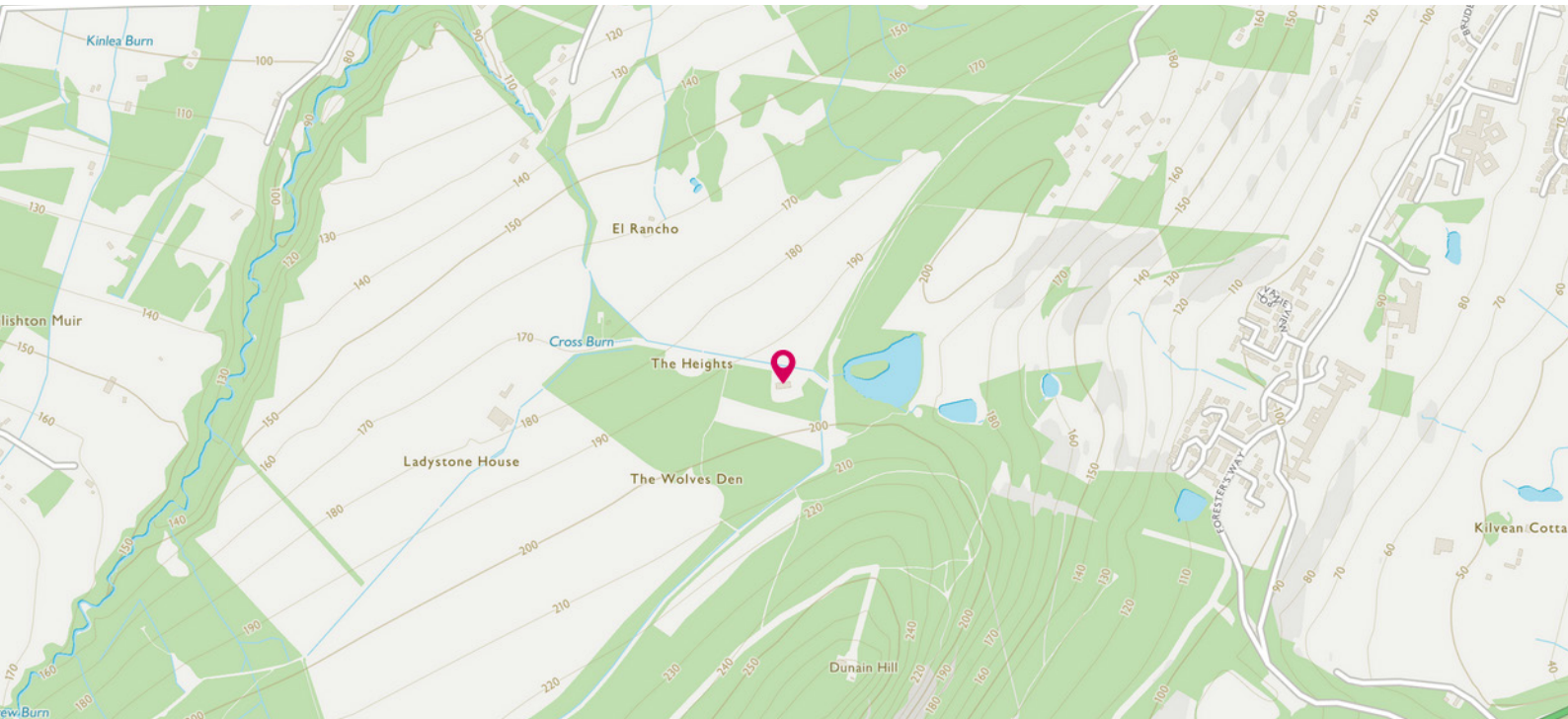


Approximate Dimensions
(Taken from the widest point)

Living Room	5.83m (19'1") x 4.75m (15'7")
Dining Room	4.70m (15'5") x 3.40m (11'2")
Family Room	6.10m (20") x 3.60m (11'10")
Kitchen	4.75m (15'7") x 3.70m (12'2")
Utility	3.70m (12'2") x 2.40m (7'10")
Bedroom 1	4.20m (13'9") x 4.10m (13'5")
En-suite	2.35m (7'9") x 2.10m (6'11")

Walk-in Wardrobe	2.35m (7'9") x 2.00m (6'7")
Bedroom 2	4.50m (14'9") x 3.70m (12'2")
En-suite	1.90m (6'3") x 1.85m (6'1")
Bedroom 3	4.10m (13'5") x 3.30m (10'10")
Beroom 4 / Study	3.30m (10'10") x 2.82m (9'3")
Bathroom	1.85m (6'1") x 1.70m (5'7")
Garage	9.45m (31') x 6.00m (19'8")

Gross internal floor area (m²): 217m²
EPC Rating: D



THE LOCATION

El Palamino is situated in the small village of Bunchcrew on the shores of the Beauly Firth, which is just on the outskirts of the Highlands capital Inverness.





The property is only 15 minutes drive into the city centre and less than 20 minutes to the scenic surroundings of Loch Ness and Drumnadrochit.

For those needing access to London and beyond Inverness airport is only 12 miles away with flights to London Gatwick in around 1 hour.

For golf lovers, you have no less than 6 courses within 30 minutes in each direction.

The local area of Bunchcrew has all the local amenities you need for day to day life including a highly regarded restaurant in the Bunchcrew house hotel which has some spectacular water views.

For your more in-depth shopping day out, your high street stores, chain restaurants and cinemas Inverness is only 15 minutes by car.



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