

**35 Carn Glas,**  
Lewiston Drumnadrochit, IV63 6AF

**Fixed Price £250,000**







## Overview

- Immaculate 3 bedroom semi detached villa
- Situated in picturesque Loch side village
- Open plan kitchen/diner/family room, utility, WC
- 3 bedrooms, 1 ensuite, family bathroom
- Sunny enclosed rear garden, drive with parking for 2 cars
- EPC Band D



Fantastic opportunity to purchase a modern 3 bedroom semi detached villa situated in the sought after Loch side village of Drumnadrochit. This stunning property was built by R House who are award winning Scottish builders, they are recognised as innovative builders of energy efficient and sustainable homes. The property benefits from high end finishes including; Howdens kitchen, laufen sanitary ware, engineered oak flooring, oak internal doors, air source heat pump and underfloor heating on ground floor. Currently run as a successful holiday cottage on Skyes Cottages the property is compliant with current letting legislation and could easily be bought for this use, alternatively it would be a fantastic family home. On the ground floor is the open plan kitchen/diner/family room with patio doors that open on to the rear garden. There is ample space for a dining table with six chairs and integrated appliances include, induction hob, electric oven, dishwasher and fridge/freezer. The utility room has additional storage, with space and plumbing for a washing machine and tumble dryer. Completing the downstairs accommodation is the useful WC. Upstairs there are three bedrooms and the family bathroom. All the bedrooms offer fitted storage with the principal bedroom providing his/her wardrobes and an ensuite shower room. The family bathroom has a deep bath tub and a separate shower cubicle. There is great storage throughout including two large storage cupboards downstairs and the loft which is partially floored with fitted ladder. There is an air source heat pump heating system with the ground floor benefiting from underfloor heating with radiators on the upper floor and an MVHR system (mechanical ventilation heat recovery). Outside the garden is fully enclosed and low maintenance with lovely Anthracite Porcelain tiles and a Fettes sawmill substantial garden shed which is also included the sale. The driveway has parking for two cars.



## Room Dimensions

Lounge	(18' 1" x 9' 10") or (5.50m x 3.00m)
Dining Area	(12' 6" x 9' 6") or (3.80m x 2.90m)
Kitchen	(8' 10" x 9' 10") or (2.70m x 3.00m)
Utility Room	(4' 11" x 4' 11") or (1.50m x 1.50m)
Principal Bedroom	(12' 2" x 9' 10") or (3.70m x 3.0m)
Principal Bedroom En Suite	(3' 3" x 9' 10") or (1.0m x 3.0m)
Bedroom 2	(8' 10" x 11' 6") or (2.70m x 3.50m)
Bedroom 3	(8' 10" x 7' 7") or (2.70m x 2.30m)
Bathroom	(3' 11" x 6' 11") or (1.20m x 2.10m)







#### Floor Area

108 m<sup>2</sup>

#### Services

Mains electricity, water and drainage. Air source heat pump, MVHR system. Telephone and Broadband.

#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles, curtains and window blinds. Integrated induction hob, oven, extractor, dishwasher and fridge/freezer. All furniture, washing machine and tumble dryer available through separate negotiation.

#### Maintenance charges

There is a factoring charge of approximately approx £8 pcm to Newton Property Management for the maintenance of the communal areas within the development.

#### Council tax

Band D

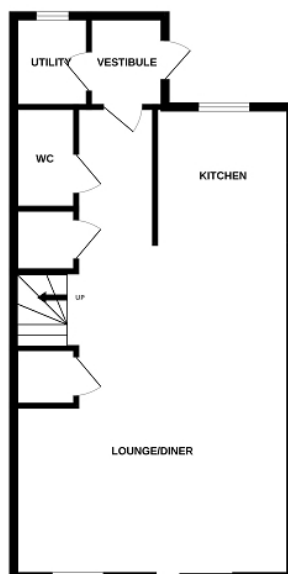
#### Tenure

Freehold

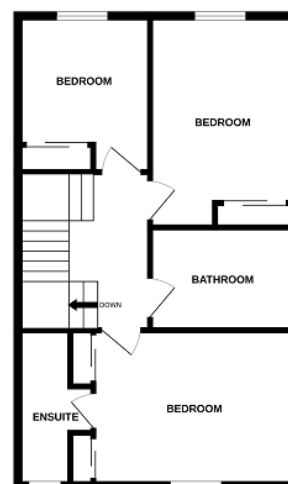
#### Viewing

To view this property please contact Louise on 07796673594 or 01463 233218

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

[info@tailormademoves.co.uk](mailto:info@tailormademoves.co.uk)

[www.tailormademoves.co.uk](http://www.tailormademoves.co.uk)

