

Services

Mains electricity and water. Drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, blinds, and integrated appliances.

Heating

Oil fired central heating.

Glazing

Double glazing throughout

Council Tax Band

E

Viewing

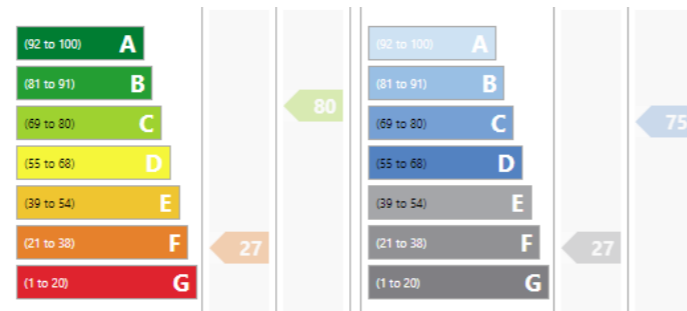
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £450,000
 A full Home Report is available via Munro & Noble website.



Balnaglaic House

Balnain

IV63 6TL

This stunning and stylishly presented 4 bedroomed traditional cottage has a fully self-contained attached 1 bedroomed annexe.

OFFERS OVER £450,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview

- 
Detached Cottage + Annexe
- 
5 Bedrooms
- 
4 Receptions
- 
2 Bathrooms
- 
Oil
- 
Garden
- 
Off-Street

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Annexe Bedroom



Lounge



Bar



Annexe Lounge



Annexe Kitchen/Diner



Annexe Shower Room



Sitting Room



Property Description

Balnaglaic House is a stylishly presented 4 bedroomed detached cottage with a fully self-contained 1 bedroomed annexe. Sitting on a generous plot with numerous outbuildings, and a beautifully maintained central courtyard; this one-of-a-kind property is sure to appeal to any discerning buyers looking for a large family home, or those looking for a property with potential to convert to a guest house or B&B. Boasting tastefully traditional décor, this extremely generously proportioned property's accommodation is spread over two levels with the ground floor comprising a double bedroom, a sitting room with woodburning stove, a large kitchen/dining room which boasts wall and base mounted units with worktops and splashback tiling, a double ceramic sink with mixer tap, an integrated electric cooker with extractor over, an integrated dishwasher, and freestanding appliances including a fridge/freezer and a Rangemaster range cooker. Off the kitchen is a WC and a laundry room. Upstairs, off the first-floor landing can be found three further bedrooms, two doubles and a single, and a bathroom which has been beautifully fitted with a bath, a shower cubicle with electric shower, a WC, and a vanity mounted wash hand basin. From the sitting room, an inner hall leads through to the sizeable lounge that boasts a number of pleasing features such as beautiful, exposed stonework, a woodburning stove, a fitted bar, and stairs leading up to a mezzanine snug that overlooks the rest of the space. From this seating area a door leads through to the annexe, or "The Barn." This entirely self-contained space could make for the perfect separate living space for older children or older relatives, or could be utilised as an extension to the main house. The large double bedroom has ample space for wardrobes as well as an extensive, low-height storage space. From here is the lounge which has a feature fireplace and two deep-set windows looking out over the courtyard. Off the lounge is a short hallway which has an external door out to the courtyard which could act as the annexe's main entrance, a shower-room, and an open plan kitchen/dining room.

Externally, the property sits within a large garden with the approach being a mix of a gravel in-and-out driveway and perfectly landscaped areas that are laid to lawn. Sitting between the main building and the annexe is the courtyard which provides the perfect space for al-fresco dining or outdoor entertaining. The property has numerous outbuildings including a delightful summerhouse, a large, attached outhouse with power and lighting, a wooden storage shed, and a woodstore. The property is located in Balnain, roughly 5 miles from the village of Drumnadrochit. There is a comprehensive range of local services provided in Drumnadrochit which include shops, hotels, a part time bank, post office, fire service, doctors' surgery and both primary and secondary schooling.

Bathroom



Summer House



Rooms & Dimensions

Entrance Vestibule
Approx 2.47m x 1.90m

Entrance Hall

Bedroom One
Approx 3.52m x 4.30m

Sitting Room
Approx 6.87m x 4.22m*

Kitchen/Dining Room
Approx 3.45m x 5.11m

Laundry Room
Approx 2.33m x 1.40m

WC
Approx 1.33m x 1.60m

Landing

Bedroom Two
Approx 4.27m x 3.75m*

Bathroom
Approx 2.74m x 2.69m

Bedroom Three
Approx 3.27m x 4.37m

Bedroom Four
Approx 2.04m x 3.50m

Inner Hall

Lounge
Approx 4.27m x 9.55m

Mezzanine Snug
Approx 4.11m x 3.12m

Annexe Bedroom
Approx 4.42m x 4.20m*

Annexe Lounge
Approx 5.52m x 4.23m*

Annexe Shower Room
Approx 2.74m x 2.69m

Annexe Kitchen
Approx 2.38m x 4.20m

Annexe Dining/Sitting Room
Approx 3.17m x 4.23m

Outhouse
Approx 4.45m x 2.15m

Summer House
Approx 2.93m x 2.42m

(*At widest point)

Kitchen/Diner

