



#### Services

Mains water, electricity, and drainage is to a septic tank.

#### Extras

All carpets and fitted floor coverings. Curtains, blinds, all white goods and electric cooker. Some items of furniture are available by separate negotiation.

#### Heating

LPG gas fired central heating.

#### Glazing

Mixed glazing.

#### Council Tax Band

F

#### Viewing

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

#### Entry

By mutual agreement.

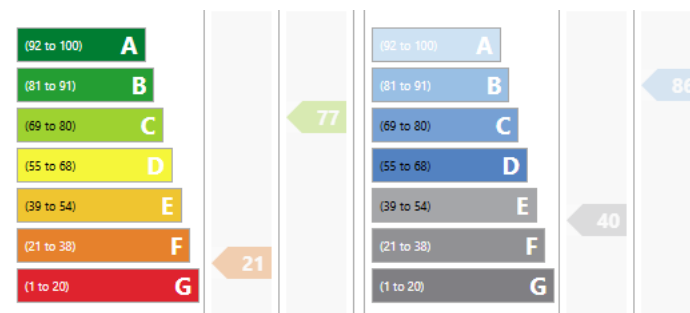
#### Home Report

Home Report Valuation - £450,000

A full Home Report is available via Munro & Noble website.

#### Directions

Upon leaving the village of Drumnadrochit, going west on the A831, turn right at the brown Tourist Information sign and to enter the village of Milton. Follow the road to the top of the hill, and take a sharp left at the Private sign, where a driveway leads you to Cul-A-Mhuilinn.



**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.



## Cul-A-Mhuilinn Milton, Drumnadrochit IV63 6UA

A quaint, four bedroomed detached bungalow with extensive garden grounds and off-road parking that lies within close proximity to famous shores of Loch Ness.

**OFFERS OVER £448,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Detached Bungalow



4 Bedrooms



2 Receptions



2 Bathrooms



LPG Gas



Garden 3.00Acres



Off-Road Parking







Bedroom One



Bedroom One En-Suite Shower Room





Kitchen/Breakfast Room



### Property Description

Cul-A-Mhuilinn is a picturesque, four bedroomed detached bungalow which occupies an elevated plot extending to approximately 3 acres and is situated in a peaceful and serene location. Privately nestled between scattered woodland and countryside, this beautifully presented property is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty. Viewing is essential to appreciate the secluded and tranquil setting, as well as the clever use of glazing, which allows an abundance of natural light, generating a bright and airy environment throughout this charming home. Spread over one floor, the property offers spacious accommodation throughout, along with an excess of features including exposed beams, mixed glazing, LPG gas central heating, ample storage provisions, and an en-suite shower room. The property opens into a bright and airy entrance hall, off which can be found four double bedrooms, the family bathroom, a kitchen/breakfast room with useful utility room, a WC and an impressive open plan lounge/dining room. This substantial room has a feature stone wall with dual gas fires, and is the perfect setting for enjoying formal dining and entertaining guests. It is a triple aspect room having windows to the front, side, and rear elevation, as well as having French doors which open onto a seating area. The farmhouse style kitchen/breakfast room can be accessed from here and the utility room and comprises Hamlet wall and base mounted units and has a sink with drainer and taps, and a well placed multi-fuel stove. The utility room provides fitted storage with a practical larder cupboard and additional cupboard and also has a sink with drainer and taps. The stylish bathroom boasts a Jacuzzi corner bath, a vanity wash hand basin and WC, and is complemented by tiling. All four bedrooms are generous in size, and have the advantage of fitted storage facilities, with the principal bedroom also boasting an en-suite shower room with tiled shower cubicle, wash hand basin and WC.

Externally, a deciduous woodland gives the property a very private garden and attracts abundance of wildlife including red squirrels and deer's. These are enclosed by timber and ironing fencing, and also sited within the grounds are two sheds which are included in the sale. The remaining garden grounds are landscaped in nature with a number of shrubs, and are laid with lawn and gravel, whilst there is tarmac driveway and gravel area for off-road parking. Incredible views can be enjoyed from all aspects of the garden, making this an ideal purchase for those looking for a quality property in this seldom available location.

The village of Drumnadrochit lies on the west shore of Loch Ness, 13 miles from Inverness. Local amenities include a selection of village shops, public houses, a bank, part time post office, fire service, doctors surgery, bed & breakfasts, hotels and both primary and secondary schooling. The area is renowned for tourism and houses the Loch Ness Visitors Centre, nearby Urquhart Castle and Loch Ness.

Bedroom Two



Bedroom Three



Lounge/Dining Room



### Rooms & Dimensions

Entrance Hall

Lounge/Dining Room  
Approx 8.05m x 6.37m

Kitchen/Breakfast Room  
Approx 4.37m x 4.22m

Utility Room  
Approx 1.91m x 3.77m

WC  
Approx 1.18m x 2.35m

Bathroom  
Approx 2.55m x 2.75m

Bedroom Four  
Approx 2.69m x 3.99m

Bedroom Three  
Approx 2.87m x 3.98m

Bedroom Two  
Approx 4.00m x 3.23m

Bedroom One  
Approx 5.08m x 4.37m

En-Suite Shower Room  
Approx 3.20m x 2.19m

\*At widest point

Lounge/Dining Room



Bathroom

