



Riverdale Cottage, Lewiston, Drumnadrochit Inverness, IV63 6UW

Offers Over £250,000

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PROPERTY PROFESSIONALS



- Two bedroom detached riverside cottage
- Built in 2023
- Airsource heatpump central heating with under floor heating
- Modern fitted kitchen
- Double glazed throughout
- Walk-in condition
- En-suite Master bedroom
- Viewings by appointment, 7 days a week
- Early entry available
- Home report available on request

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Riverdale Cottage is an outstanding two-bedroom property near Loch Ness and in one of Scotland's most iconic villages. Constructed in 2023, it is a high-quality home. This immaculate property is beautifully presented both inside and out and has been finished to an excellent standard. It has a stylish white-washed exterior and expansive drive laid with gravel. The house is well-proportioned boasts an elegant interior, a fantastic EPC rating of B and an interior space of 82 m2.

The hallway is painted white and fitted with wooden doors and leads into the living room which is decorated in pale blue, with a papered wall featuring grey foliage. A wooden mantel and fireplace are on the feature wall. The spacious galley-style kitchen has room for a dining area near the patio doors. The white cabinetry is gloss-fronted, enhancing the substantial amount of natural light. Grey-painted walls and floor areas, echo the grey and white metro tiles, lending a clean, contemporary look.

The principal bedroom has baroque-style wallpaper, a large window overlooking the garden and an attractive, partially mirrored internal wardrobe. The generous en-suite has a shower enclosure with rain and hand showers, a white WC, a wash hand basin and a ladder towel rail. The second ground-floor has a built-in wardrobe and is adjacent to the family bathroom, which features a luxurious shower bath, a vanity with an inset wash hand basin and a WC.

The large garden is enclosed with fencing and is laid with gravel and natural stone paving. A stone terrace features two grey-painted timber sheds, and a deck spans the width of the property. A unique element of the garden is a wilder natural space beyond the garden that gives access to the River Coiltie via a cobble and stone path. The differing styles of immaculate garden against a background of rustic charm complement each other enormously. Riverdale Cottage is a delightful property in one of the Highlands' most sought-after areas. Due to its spectacular setting and fabulous condition, early viewing is advised.

ABOUT DRUMNADROCHIT

Drumnadrochit is situated on the western shore of Loch Ness in the Scottish Highlands and is a major hub for visitors exploring this iconic area. Known for its proximity to the mysterious waters of Loch Ness and the historic Urquhart Castle, Drumnadrochit is a favoured destination for those touring the Great Glen or following the Loch Ness 360° trail. Established around the 18th century, the village blends history and modernity. It boasts a collection of buildings ranging from traditional stone cottages to more recent developments, creating a charming mix that attracts tourists from all over. The local architecture and the scenic beauty of the Highlands make Drumnadrochit a picturesque and inviting village.

Drumnadrochit has embraced both its heritage and the needs of contemporary living. The village features modern amenities and services, including a primary school and Glenurquhart High School, catering to the educational needs of its younger residents. Community services such as medical facilities are also available within the village. The community is tight-knit and friendly, known for its hospitality towards visitors. Attractions in Drumnadrochit include the Loch Ness Centre and Exhibition, which explores the natural history of the area and the legend of the Loch Ness Monster, the nearby Urquhart Castle, offering insights into Scottish history and spectacular views of Loch Ness. Drumnadrochit is about 14 miles from Inverness, making it easily accessible while still offering the tranquillity and charm of a Highland village.

GENERAL INFORMATION:

Services: Mains Water & drainage and electric.

Council Tax Band: D

EPC Rating: B (82)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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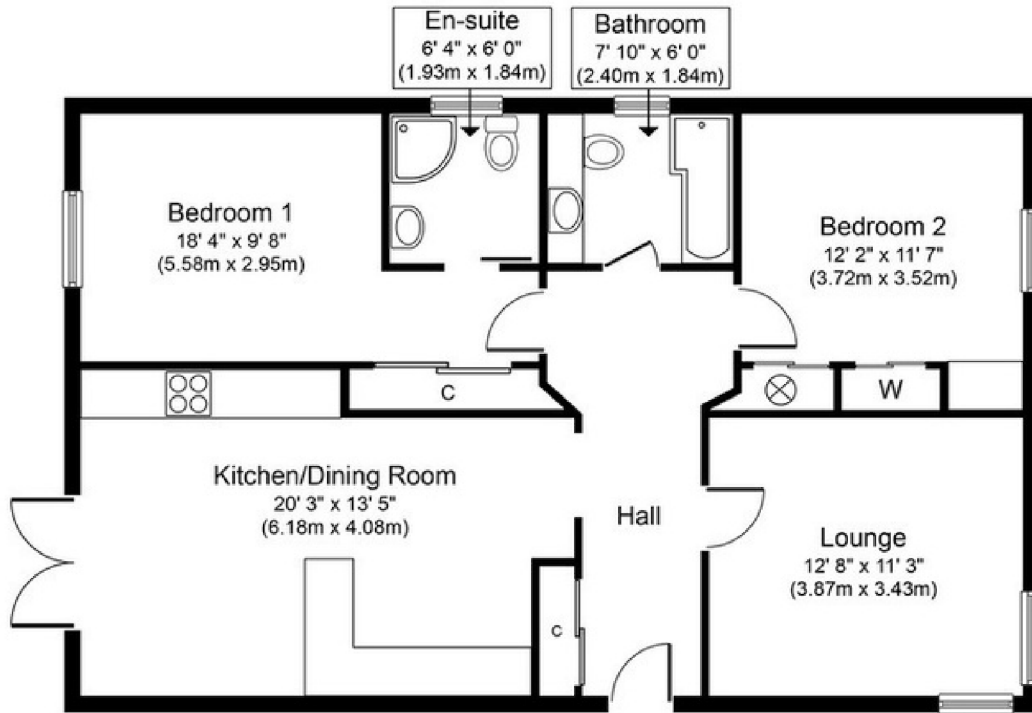


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 82 m²





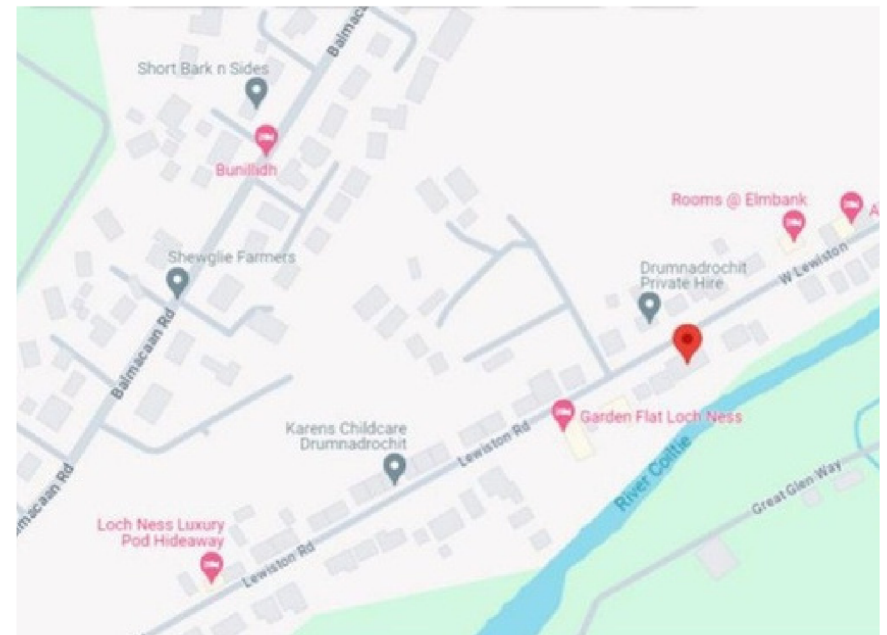
Approximate Floor Area
899 sq. ft.
(83.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	82	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	84	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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