



Inverness, Drumnadrochit, IV63 6TZ

**£390,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Detached Bungalow In Sought-After Village
- Large Conservatory Overlooking Gardens
- Main Bedroom With Bath And Separate Shower
- Separate One Bedroom Annex
- Two Timber Sheds For Practical Use
- Kitchen With Range Cooker And Breakfast Bar
- Spacious Living Room With Fireplace
- Two Additional En-Suite Bedrooms
- Detached Single Garage With Extra Storage
- Extensive Driveway Space For Multiple Cars

**When you list with Hamish there are no upfront fees.**

**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](mailto:askhamish@hamish-homes.co.uk)



Springburn, on Cannich Road in Drumnadrochit, is a rare find: a five bedroom detached bungalow with a fully self contained annex, generous gardens and excellent private parking. Offering over 170 square metres of accommodation, this versatile home provides superb flexibility for family living, multi-generational use or even income potential, all within easy reach of both Loch Ness and Inverness. The main house opens into a bright and spacious living room, finished in neutral tones with a light coloured carpet underfoot. Large windows on two sides flood the room with light, while a fireplace with timber surround and grey inset provides an inviting focal point. There is ample space for sofas and furniture, making it a welcoming heart of the home. Adjoining the living room, the dining room offers a practical yet elegant space for family meals or entertaining. With wooden flooring and textured walls, it flows directly into the conservatory, which sits a few steps down. This light-filled room is surrounded by windows and makes the most of garden views, a superb setting for relaxing year round thanks to the addition of a radiator. The kitchen is a modern design, with wooden cabinets, dark worktops and an extended breakfast bar providing both preparation space and informal seating. A large black range oven with extractor above sits at the centre, complemented by tiled splashbacks, stainless steel sink and glossy laminate flooring. Windows on two sides bring in excellent natural light. The main bedroom is generously proportioned, decorated in soft neutral shades with a striped feature wall. A wide window with radiator beneath ensures light and warmth, while the en-suite bathroom offers both a stylish bath with gold fittings and a separate shower cubicle. The decor mixes tiles, wallpaper and panelling to create a distinctive, modern finish. Two further bedrooms in the main house each benefit from en-suite shower rooms, complete with corner cubicles, sinks and toilets. Both rooms are doubles, decorated with light walls and tartan carpets, accented by stag-patterned wallpaper for a Highland touch. Two additional double bedrooms extend the flexibility further. One is finished in light stag-patterned wallpaper with a contrasting tartan carpet, while the other features clean grey walls, carpet and is complimented with wooden finishes. A separate family shower room completes the accommodation on this level, with a walk-in enclosure served by an electric shower. A sink set into a small unit with storage below, sits next to a large frosted window. The property benefits from an additional annex, which offers fully independent living. The sitting room combines wainscot wood panelling with soft wallpaper and a feature fireplace, creating a warm, homely space. The compact kitchen is fitted with light cabinets, black worktops and tiled splashbacks, with space for appliances, including a freestanding cooker and washing machine. A double bedroom is decorated with panelled lower walls and stag-print wallpaper. It's a good size space, with room for a double bed and complimenting furniture. Completing the annex is a practical shower room with cubicle, sink and toilet, finished in neutral tones with a patterned lower wall. Externally, Springburn stands within generous gardens, laid mainly to lawn with shrubs, planting and a rockery for colour and texture. A wide driveway offers plenty of parking space for several vehicles, while outbuildings include a detached single garage with additional storeroom, two timber sheds, a workshop and garden store, ensuring outstanding practicality. Springburn represents an excellent opportunity to secure a large and adaptable home in the heart of Drumnadrochit. With its five bedrooms, three en-suites, stylish conservatory and separate annex, it's perfectly suited for larger families or those seeking income potential. Combined with extensive gardens, ample parking and practical outbuildings, this is a property that truly offers more. Contact Hamish Homes today to arrange your private viewing.

## About Drumnadrochit

Drumnadrochit is a picturesque village situated on the shores of Loch Ness known for its scenic beauty and rich cultural heritage. Nestled amidst rolling hills and lush greenery, Drumnadrochit offers a serene and welcoming environment, making it an ideal location for those seeking a tranquil lifestyle. The village is famously associated with the Loch Ness Monster, drawing visitors from around the globe who come to explore its mysteries. The Loch Ness Centre and Exhibition provides fascinating insights into the legend and the natural history of the area. Additionally, the nearby ruins of Urquhart Castle offer a glimpse into Scotland's medieval past, perched dramatically on the edge of the loch. Drumnadrochit boasts a vibrant community with a range of amenities including shops, cafes, and a local primary school. The village hosts several annual events including Highland Games, fostering a strong sense of community and tradition. Outdoor enthusiasts will find plenty to explore, from hiking and cycling in the surrounding hills to boating and fishing on Loch Ness. Drumnadrochit is conveniently located just 15 miles south-west of the city of Inverness which offers a wide range of amenities, shopping and entertainment facilities, learning establishments and transport connections including train station, bus station and nearby airport. With its blend of historical intrigue, natural beauty, and a tight-knit community, Drumnadrochit provides a unique and fulfilling living experience. Whether you're fascinated by the legend of Loch Ness, captivated by the Scottish landscape, or seeking a peaceful place to call home, Drumnadrochit offers something for everyone.





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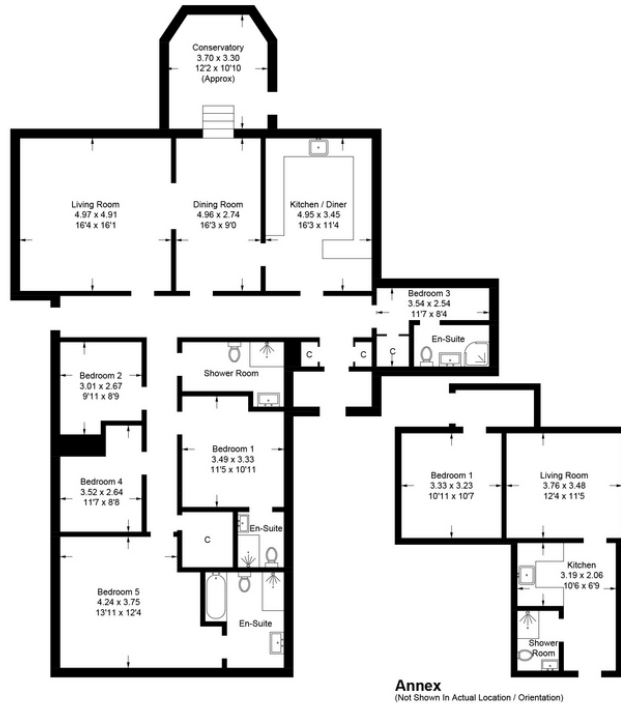
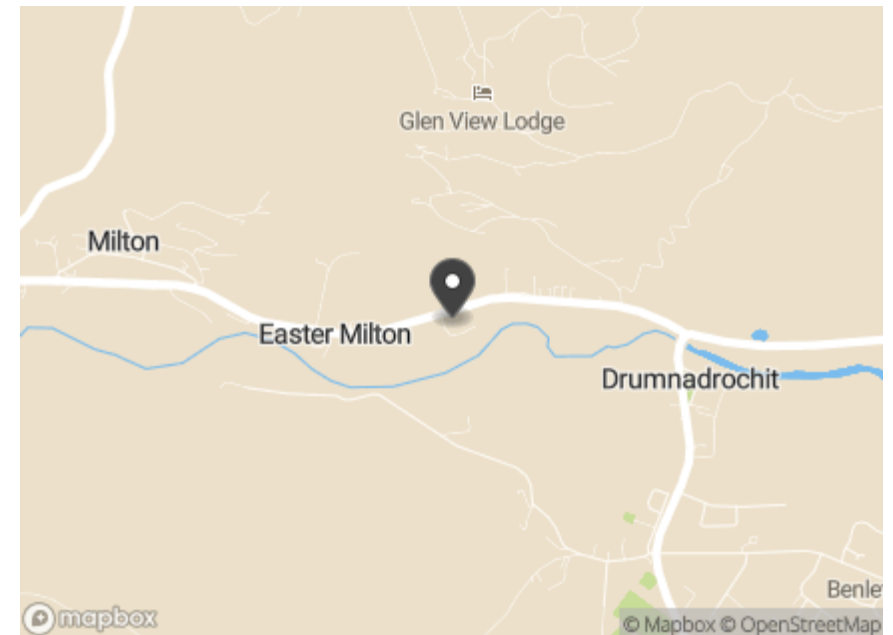


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1237354)

| Energy Efficiency Rating                                            |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                      |         |           |
|---------------------------------------------------------------------|---------|-----------|---------------------------------------------------------------------|---------|-----------|
|                                                                     | Current | Potential |                                                                     | Current | Potential |
| Very energy efficient - lower running costs                         |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions     |         |           |
| (92+) <b>A</b>                                                      |         |           | (92+) <b>A</b>                                                      |         |           |
| (81-91) <b>B</b>                                                    |         |           | (81-91) <b>B</b>                                                    |         |           |
| (69-80) <b>C</b>                                                    |         |           | (69-80) <b>C</b>                                                    |         |           |
| (55-68) <b>D</b>                                                    |         |           | (55-68) <b>D</b>                                                    |         |           |
| (39-54) <b>E</b>                                                    |         |           | (39-54) <b>E</b>                                                    |         |           |
| (21-38) <b>F</b>                                                    |         |           | (21-38) <b>F</b>                                                    |         |           |
| (1-20) <b>G</b>                                                     |         |           | (1-20) <b>G</b>                                                     |         |           |
| Not energy efficient - higher running costs                         |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions     |         |           |
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| England, Scotland & Wales<br><small>EU Directive 2002/91/EC</small> |         |           | England, Scotland & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |



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