



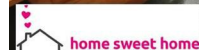
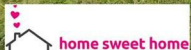
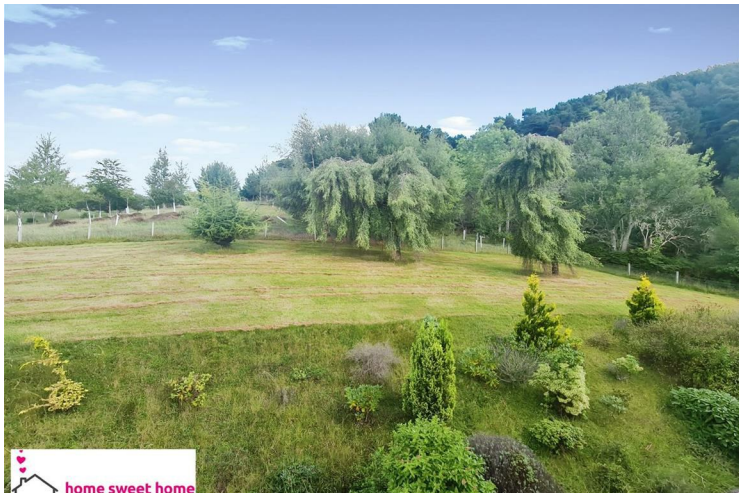
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Upper Balnacraig Inverness

Rarely available this sizeable 4 bedroomed family home is situated on the hills above Loch Ness. With spacious rooms throughout and a private large garden with views towards Loch Ness and Glen Urquhart this property will appeal to a wide range of potential buyers that are looking for a comfortable family home, this property also could lend itself to potentially being a bed and breakfast due to the layout and room sizes. Contact the office today for further information.

Offers Over Offers Over £435,000



• Detached House with Stunning Views Over Loch Ness • Large Garden Grounds Extending to circa 1.1 acres

Full Description

Upper Balnacraig would make an ideal family home that is nestled in large garden grounds with views towards Loch Ness and Glen Urquhart. A sweeping driveway gives access to a large parking area. On entering the property there is a bright and airy entrance hall that leads to the large lounge that has a feature fireplace and stove and overlooks the front garden. Access to the dining kitchen is also from the hallway where there is room for a dining table and 6 chairs, and this in turn leads to the utility room that gives access to the rear garden. Completing the accommodation on the ground floor is 2 double ensuite bedrooms and a wc. From the upper landing there is access to two large double bedrooms that have access to a jack and jill bathroom and bedroom four has a door to access the loft storage area. Externally there is an attached garage that could be converted to additional accommodation if required subject to consent and also a detached garage to the side. Viewing comes highly recommended to appreciate all this home has to offer.

Location

The property is located in an elevated position in Drumnadrochit, a picturesque highland village famous for its close proximity to "Loch

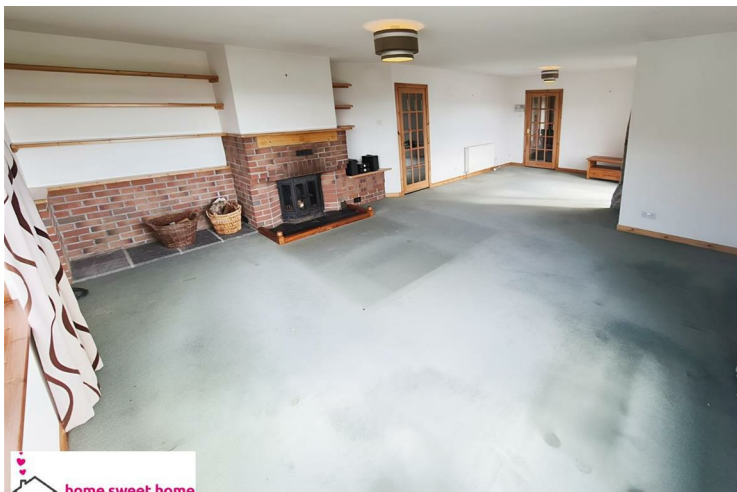
Ness", and close to Urquhart Castle. Drumnadrochit is approximately fourteen miles west of the Highland capital of Inverness on the main A82 trunk road. In the village and surrounding areas there are many facilities and amenities, which include both primary and secondary schools, churches, shops, a medical centre, pharmacy, hotels, restaurants, village hall, garage, a number of guest houses, campsite and tourist information centre. In and around the village there are many paths to walk and enjoy the beautiful scenery and experience country living with a short commuting distance to and from Inverness which offers all the benefits of city living and has excellent road, rail and air links to various further afield destinations.

DIRECTIONS From Inverness, take the A82 to Drumnadrochit. Shortly before Drumnadrochit, take the right hand uphill turn to Drumbuie. Continue for about one mile uphill and at the pink pole, turn right. Continue towards the end of the road, just before the turning point Upper Balnacraig is located on the left hand side and is accessed via a private gated driveway.

Additional Details

Council Tax Band F

EPC Band D



- 4 Double bedrooms, 2 with Ensuites
- Large Lounge with doors to the front
- Dining Kitchen
- Large Attached garage and detached garage both with power and light

Oil Central Heating
 Double Glazed Throughout
 Wood Burning Stove

Home Report Available By Contacting:
hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement
 Viewing By Appointment Through Home Sweet Home on 01463
 710 151

Any offers should be submitted in Scottish legal form to
hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

Entrance Hallway

9'9" x 5'2"

Hallway

32'0" x 13'6"

Lounge

30'7" x 17'9"

Kitchen/ Diner

20'10" x 12'3"

Utility Room

7'6" x 6'3"

Wc

6'2" x 4'8"

Ground floor Bedroom

15'1" x 13'5"

Ensuite Bathroom

11'8" x 8'0"

Ground Floor Bedroom Two

13'9" x 11'6"

Ensuite Shower room

10'3" x 5'10"

Upper Landing



- All Bedrooms are doubles • Plenty of Storage Throughout • EPC Band D

Bedroom Three

21'8" x 17'4"

Bedroom Four

21'7" x 15'7"

Jack and Jill

Bathroom

11'3" x 8'9"

Attic Space

24'9" x 14'11"

Attached

Garage

22'6" x 19'10"

Detached

Garage


19'11" x 11'3"

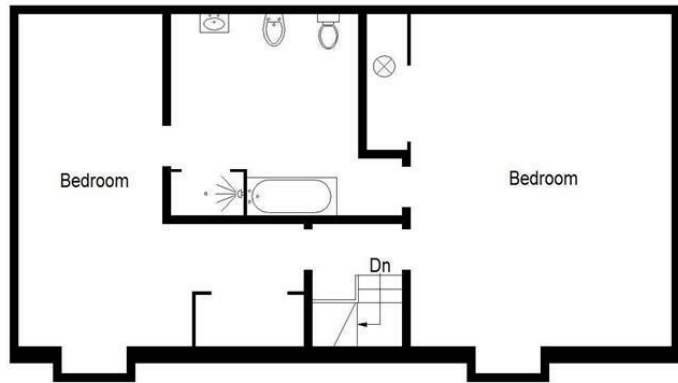




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First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID1007786 / Ref:86082)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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