



**Four Seasons  
Glaichbea,  
Kiltarlity, Beauly,  
IV4 7HR**

Offers Over £315,000



- Detached 3 bedroom bungalow with generous 0.38 acre plot
- Sought after Tomnacross Primary catchment area
- Bright and spacious lounge with multi-fuel stove and patio doors
- Lounge, dining room, kitchen, utility room
- 3 double bedrooms, principal with ensuite, family bathroom
- Private, level mature gardens with patio, drive, single garage
- EPC Band D

Rare opportunity to acquire this impressive detached bungalow set within generous grounds extending to approximately 0.38 acres. The property offers well-proportioned and beautifully presented accommodation throughout. The lounge is bright and spacious, with a multi-fuel stove creating a warm and welcoming focal point, and patio doors opening onto the rear garden. The lounge flows naturally into the dining room, which also benefits from patio doors to the rear, making this an ideal space for entertaining and everyday family living. The modern kitchen is well-appointed with an excellent range of base and wall mounted units, integrated electric hob, oven and extractor. Free standing appliances include a fridge, freezer and dishwasher. There is a useful utility room off the kitchen, housing both a washing machine and tumble dryer. The three double bedrooms are all generously proportioned, each with fitted storage. The main bedroom benefits from a private ensuite shower room. A modern family bathroom serves the remaining bedrooms. The property enjoys excellent outdoor space with a substantial private garden of approximately 0.38 acres, ideal for families, keen gardeners or those seeking a truly private setting. A single garage and private driveway complete the picture. Double glazing and electric storage heating are installed throughout. Built in 2003 by Roy Construction, this property offers a rare combination of space, quality and privacy.

Location: Glaickbea is situated just outside the popular village of Kiltarlity, approximately 12 miles from Inverness, 3 miles from Beaulieu and 6 miles from Drumadrochit. There is a regular bus service to both Beaulieu and Inverness, routed nearby. Local amenities in Kiltarlity include a shop/Post Office, village hall and primary school, with secondary pupils attending Charleston Academy in Inverness, for which a school bus is provided. Beaulieu offers a variety of amenities and facilities including delicatessen, butcher, baker, all award winning in their own field, a supermarket, doctor's surgery, garages, hotels and railway station. The city of Inverness is within easy commuting distance and provides an extensive choice of shopping, leisure and recreational activities associated with city living, with excellent communications by road and rail and served by an international airport.

What3words - ///cries.rides.building

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated electric hob, oven and extractor. Fridge, freezer, dishwasher, washing machine and tumble dryer.

Services: Mains electricity, water and septic tank. Telephone and broadband.

Council Tax: Band E

Tenure: Freehold.

Entry: By mutual agreement.

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

#### Lounge

18'4" x 13'10" (5.61 x 4.22)

#### Kitchen

9'3" x 15'10" (2.84 x 4.83)

#### Dining Area

8'9" x 9'10" (2.67 x 3.00)

#### Utility

8'9" x 5'2" (2.67 x 1.60)

#### Principle Bedroom

12'8" x 10'3" (3.88 x 3.13)

#### Principle Bedroom En Suite

4'3" x 7'5" (1.30 x 2.28)

#### Bedroom 2

10'9" x 13'5" (3.30 x 4.10)

#### Bedroom 3

8'5" x 9'8" (2.58 x 2.95)

#### Bathroom

9'10" x 4'11" (3.00 x 1.50)







Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

The Greenhouse  
Beechwood Business Park  
Inverness  
Highland  
IV2 3BL

E:  
[info@tailormademoves.co.uk](mailto:info@tailormademoves.co.uk)  
T: 01463 233218

GROUND FLOOR

