



**Harper
Macleod LLP**
Estate Agents & Solicitors

The Sheiling, Strathnacro, Drumnadrochit, IV63 6TH

Offers over £200,000



The Sheiling, Strathnacro, Drumnadrochit, IV63 6TH

Charming traditional stone-built detached one bedroom home with detached workshop and mature garden ground situated in a peaceful rural location with views over the open countryside. The home has potential for extension subject to obtaining the necessary Planning Consent.

The property is approximately 4 miles west of the village of Drumnadrochit lying near the shore of Loch Ness and Urquhart Castle.

This is a perfect location for those who enjoy the great outdoors with beautiful walks, hiking, mountain biking and many other outdoor pursuits available in the area. Drumnadrochit is a popular tourist destination and has a good range of shops, restaurants, hotels, Medical Centre, community library and post office. It also has a primary school and secondary school.

The city of Inverness is approximately 20 miles from the property and offers an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road, rail and air. Inverness Airport offers national and European flights.

Viewing highly recommended.





Hallway
16'6" x 4'1" (5.05m x 1.27m)

Open plan lounge/kitchen

Lounge
11'11" x 14'2" (3.64m x 4.33m)

Kitchen
6'9" x 9'3" (2.07m x 2.84m)

Bedroom
10'7" x 9'10" (3.24m x 3.02m)

Shower room
5'6" x 6'9" (1.70m x 2.07m)

Outbuildings

Workshop - room 1
12'5" x 11'11" (3.80m x 3.64m)

Workshop - room 2
12'3" x 11'8" (3.74m x 3.57m)

Garden ground

Extras

Heating and glazing

Services

EPC Rating E

Council Tax Band B

Private Access Road





Accommodation:

Hallway 5.05m x 1.27m

Entrance door and window to front. Doors to lounge, shower room and bedroom. Storage cupboard housing the water tank. Coat hooks. Hatch to roof space. Carpet.

Open plan lounge/kitchen

Lounge 3.64m x 4.33m

Double aspect to front and rear. Open fireplace with multi-fuel stove on slate hearth. Carpet.

Kitchen 2.07m x 2.84m

Wall and base units with worktop. Stainless steel sink with right hand drainer and tiled splash back. Electric cook. Fridge. Storage shelf. Strip light. Tiled flooring.

Bedroom 3.24m x 3.02m

Window to front. Built-in double wardrobe. Carpet.

Shower room 1.70m x 2.07m

Window to rear. White WC and pedestal wash hand basin. Mirror with shaver light above. Recessed shower cubicle with Mira Sport electric shower and tiling. Dimplex wall heater. Tiled flooring.

Outbuildings

Workshop

Room 1 3.80m x 3.64m

Room 2 3.74m x 3.57m

Door to front and windows to front and side.

Garden ground

The mature garden ground is mainly laid to lawn with shrubs and trees. Fabulous views over the open countryside are enjoyed from the garden. Ample off road parking.

Extras

The cooker, fridge, carpets and floor coverings are included in the sale price.

Heating and glazing

Electric night storage heaters and multi-fuel burner.

Double glazing.

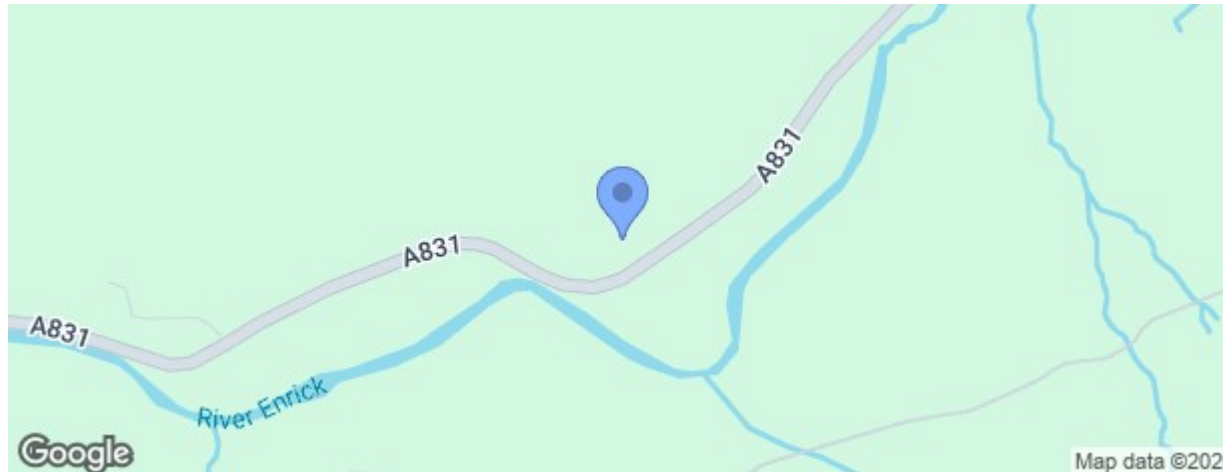
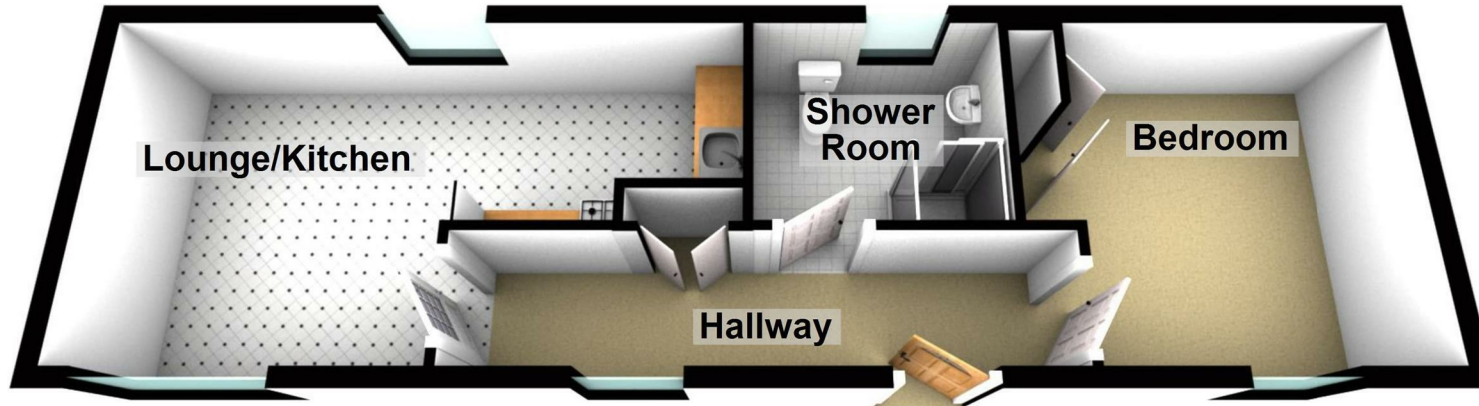
Services

Mains electricity and water. Drainage to a septic tank.

Private access road

The property is accessed by a private road.

Ground Floor



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	

Harper Macleod LLP, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH

Tel: 01463 795 006 Email: Susan.Breen@harpermacleod.co.uk <https://www.estateagencyhighlands.co.uk>