



*Five-bedroom detached Highland home in the heart of
Drumnadrochit, featuring flexible living space*



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Located in the popular Highland village of Drumnadrochit, Eastlea is an impressive five-bedroom detached home combining traditional character with spacious and adaptable accommodation. Featuring attractive stonework, distinctive dormer windows and red sandstone detailing, this charming property offers an excellent opportunity for families seeking generous living space, with further potential for guest accommodation or a home-based business.

THE LOUNGE

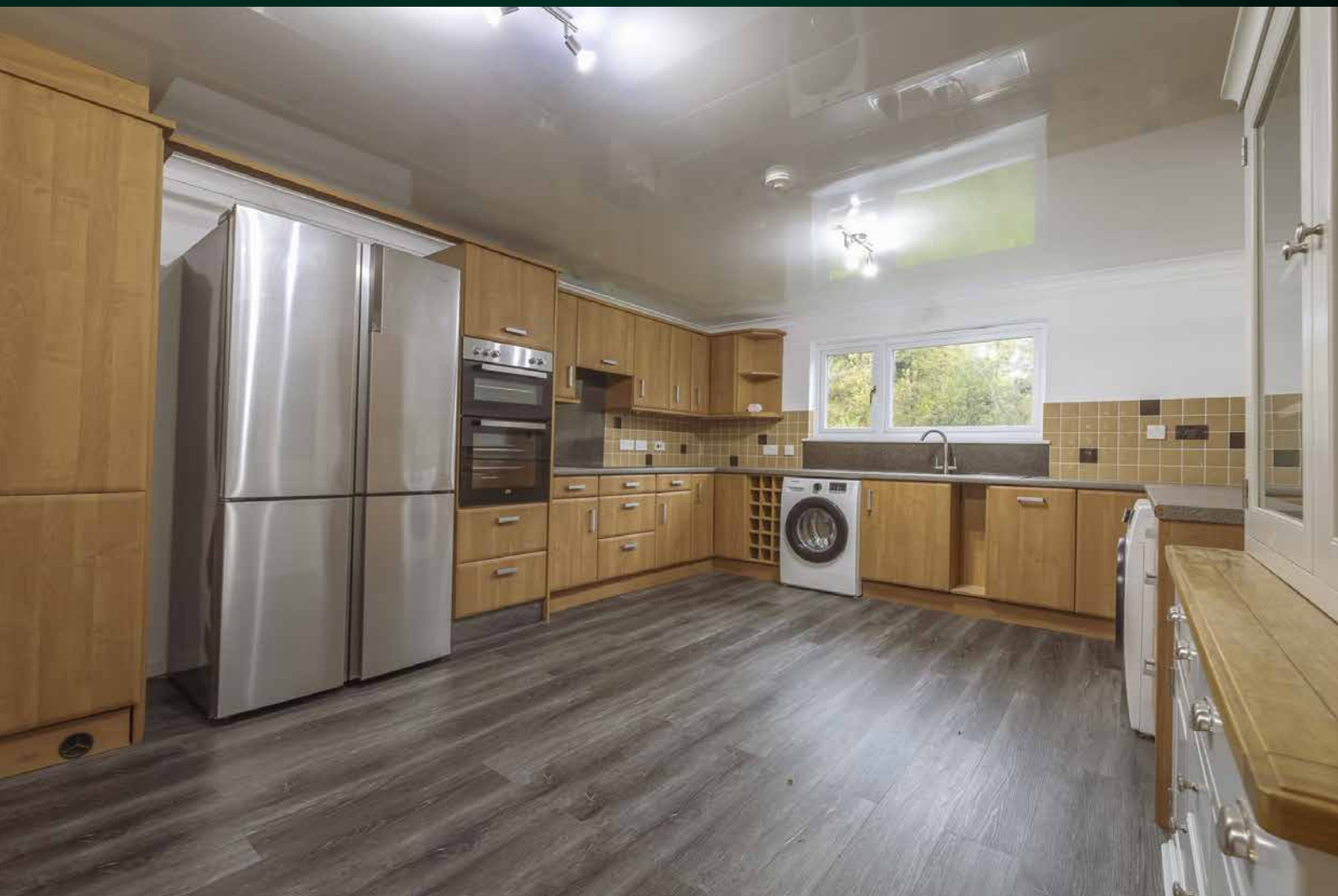


The accommodation has evolved through a series of extensions, creating a versatile layout suited to a variety of needs. On the ground floor, the main living room provides a welcoming space to relax, with natural light and views towards the front garden. A separate dining room offers an ideal setting for family meals and entertaining.

THE DINING ROOM



THE MAIN KITCHEN



The main kitchen is positioned to the rear with convenient access to the garden.



A particularly appealing feature is the additional living accommodation created within the extension. This offers considerable flexibility for use as a family room, guest space or accommodation for relatives. Two ground-floor shower rooms, together with the existing layout, also provide scope for those considering running a bed and breakfast or offering guest accommodation, subject to any necessary consents and requirements.

BEDROOM 5 & EN-SUITE



THE KITCHENETTE & SHOWER ROOM





Upstairs, there are four bedrooms, a family bathroom and useful built-in storage. One of the bedrooms enjoys an en-suite shower room and direct access to a private balcony overlooking the rear garden, creating an attractive spot to sit and enjoy the surroundings. The generous accommodation provides flexibility for larger families, visiting guests or those requiring dedicated home-working space.

THE BATHROOM



BEDROOM 1



enjoys an en-suite shower room and direct access to a private balcony



BEDROOM 2



BEDROOM 3



BEDROOM 4



Externally, Eastlea occupies a substantial plot, with mature front gardens offering privacy from the roadside and an enclosed rear garden providing space for children, pets and outdoor entertaining. There is room for seating areas, gardening and recreational use, with further possibilities for the grounds subject to the relevant planning permissions.

Previously operated as a bed and breakfast, the property has since been adapted by the current owners for family living. The retention of the two ground-floor shower rooms and the flexible arrangement of the accommodation may appeal to buyers looking to explore the potential for supplementary income or a home business, subject to any necessary permissions.

Eastlea represents an exciting opportunity to acquire a characterful and generously proportioned home in a beautiful Highland setting, offering a combination of traditional charm, flexible accommodation and scope to suit a variety of lifestyles.

EXTERNALS



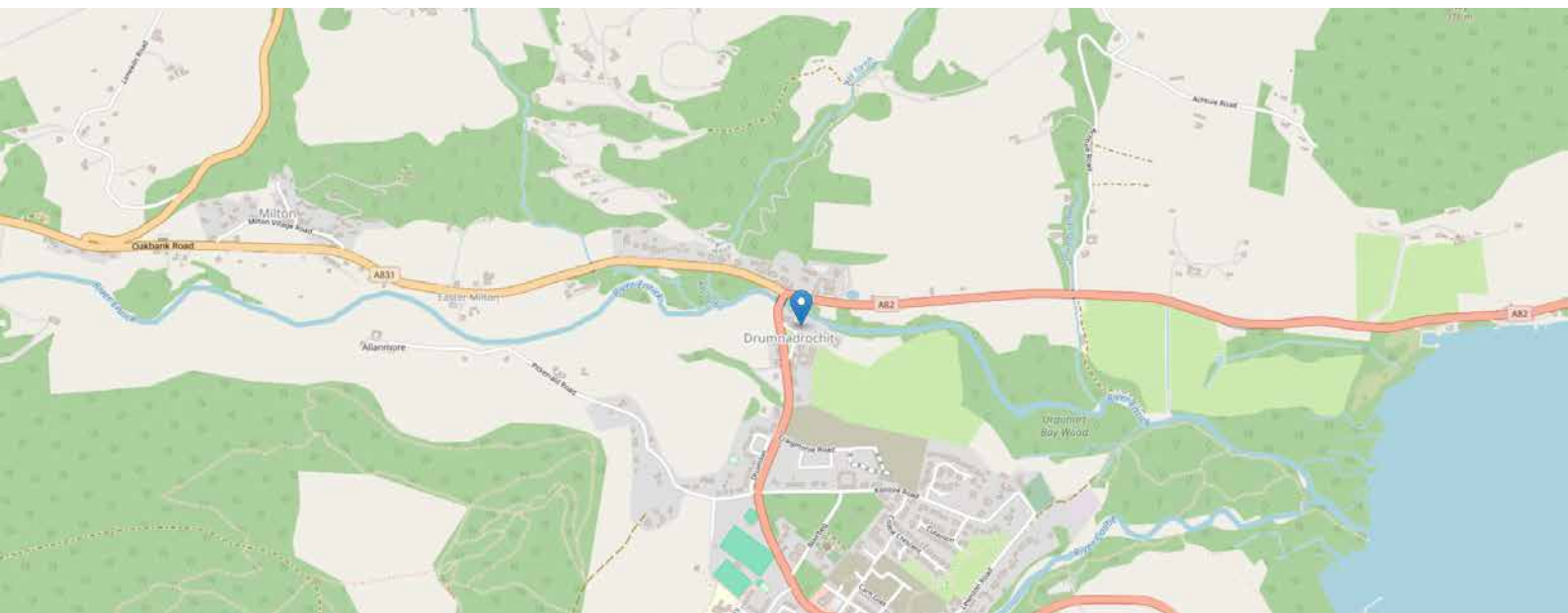


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 185m² | EPC Rating: F



THE LOCATION

Drumnadrochit is a popular Highland village set amidst spectacular scenery on the western shores of Loch Ness, offering an appealing blend of village convenience and access to the great outdoors. The village has a good range of local amenities, including shops, cafés, restaurants and a medical centre, alongside primary and secondary schooling, making it well suited to family life.





Surrounded by beautiful Highland countryside, the area offers excellent opportunities for walking, cycling, fishing and exploring the many scenic attractions nearby. Loch Ness and the surrounding glens provide a wonderful backdrop for outdoor pursuits, while the village's established tourism trade adds to its lively atmosphere.

The Highland capital of Inverness is approximately 15 miles away, providing an extensive range of shopping, leisure and professional services, together with a railway station, airport and wider transport connections. This convenient access makes Drumnadrochit an attractive choice for those seeking a more relaxed village lifestyle without losing touch with the facilities of a larger city.



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