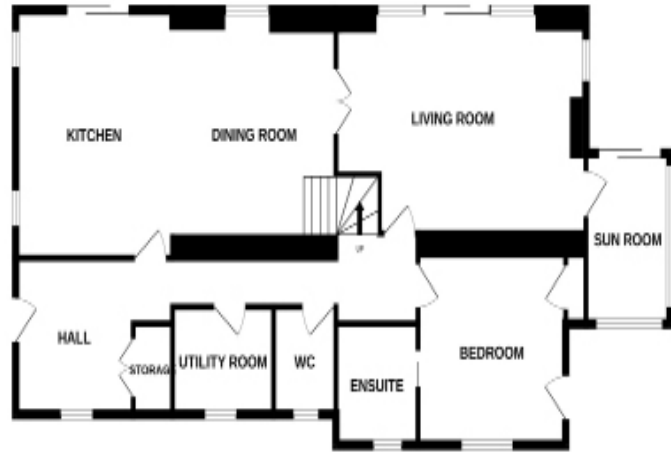


GROUND FLOOR



1ST FLOOR



Services

Mains electricity. Private water supply via a Borehole and drainage is to a septic.

Extras

All carpets, fitted floor coverings, curtains and blinds. Washing machine, tumble dryer and fridge-freezer.

Heating

Oil fired central heating, supplemented by two log burning stoves.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Entry

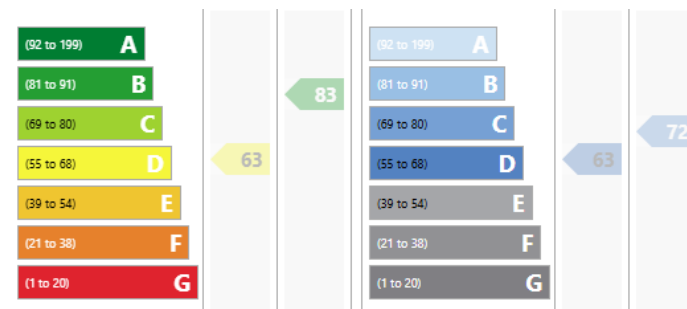
By mutual agreement.

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Home Report

Home Report Valuation - £500,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Tigh Ban Bunloit, Drumnadrochit IV63 6XG

This immaculate, for bedroomed detached villa occupies a plot extending to 2.5 acres, and affords stunning views of Loch Ness, while boasting a garage, stables and paddock.

OFFERS OVER £475,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Detached House



4 Bedrooms



2 Receptions



2 Bathrooms



Oil



Garden + Land
2.5Acres



Outbuildings



Solar Panels

Bedroom One



En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Kitchen/Diner



Kitchen/Diner



Lounge



Property Description

Peacefully nestled amongst the tranquil countryside and neighbouring woodland in the serene hamlet of Bunloit, just 3 miles from Drumnadrochit, Tigh Ban is a stunning, four bedroomed detached villa which offers an exceptional blend of comfort and spaciousness, whilst also having the advantage of dramatic views across the stunning Loch Ness. This beautifully presented home is sure to appeal to buyers looking to live in one of the Highlands' most stunning areas of natural beauty, as it enjoys an elevated plot extending to approximately 2.5 acres and includes a detached garage, along with stables and a paddock, ideal for those looking to keep sheep/horses. Carefully extended and modernised by the current owners who have sought perfection through a number of detail-oriented additions which feature a Howdens kitchen with small log burning stove, Engineered Oak flooring and doors, and solar panels, viewing is essential to appreciate the setting, as well as the clever use of glazing which will immediately impress purchasers. Stepping inside you're greeted by an inviting entrance hallway, off which can be found a useful WC and practical utility room, a double bedroom, the lounge and a double aspect kitchen/diner. The room is undoubtedly one of the standout features of this home, and hosts a central island, complete with induction hob and extractor fan above, an integral electric eye-level oven/grill and microwave and dishwasher. There is modern, mounted cabinetry and ample worktop space, complimented by a Belfast sink. A patio door allows access to front garden, bringing the outside in, whilst the generous dining area sets the stage for dining and entertaining and has a further door to the comfortable and spacious lounge. The recessed log burning stove on a slate hearth takes focal point in the bright but cosy room, alongside the large windows and patio door which lies to the front. The well positioned sunroom doubles as an office, and overlooks the lovely garden. The principal bedroom has a built-in wardrobe, and a useful door to the side. It is further enhanced by a private, fully tiled en-suite shower room. Upstairs is dedicated to the sleeping accommodation, where three further bedrooms are arranged with fitted storage and all boast uninterrupted views towards Loch Ness. The family bathroom is also on this level and comes complete with a vanity wash hand basin, WC, a bath with double shower head over and stylish tiling. Further pleasing features include oil fired central and double glazed windows. Outside, the property is accessed via ranch style gates which lead to the driveway, parking area and the garage, which has power and lights. The gardens are laid to lawn with areas of gravel, and feature colourful flowers, mature trees and seating areas to enjoy the pleasant outlook and views. The land stretches to the side and rear, and are enclosed by wire and post fencing, and has a variety of uses. Drumnadrochit lies on the west shore of Loch Ness, 13 miles from Inverness. Fantastic local amenities include a supermarket, restaurants, a bank and part time post office, doctors surgery, and a well respected primary and secondary school, along with super after school clubs and care.

Sunroom



Bathroom



Rear



Rooms & Dimensions

Entrance Hall

Kitchen/Diner
Approx 7.85m x 4.32m*

Lounge
Approx 6.10m x 3.58m

Sunroom
Approx 3.36m x 2.04m

Bedroom One
Approx 3.59m x 4.16m

En-Suite Shower Room
Approx 2.08m x 1.83m

Utility Room
Approx 2.25m x 1.60m

WC
Approx 1.26m x 1.65m

Landing

Bedroom Two
Approx 4.22m x 4.35m

Bathroom
Approx 2.65m x 2.03m

Bedroom Four
Approx 2.05m x 3.80m

Bedroom Three
Approx 3.61m x 4.29m

Garage
Approx 4.31m x 6.32m

Paddock



Drone View

