Harper Macleod LLP
Estate Agents & Solicitors

Albury, 2 Wood-Side, Drumnadrochit, Inverness IV63 6UE

Offers over £420,000

4 | 4 | 2 | C

Albury, 2 Wood-Side

Drumnadrochit, Inverness
IV63 6UE

Spectacular panoramic views over the open countryside and the Benloit hills, Stratherrick hills towards Loch Ness and Borlum hill are enjoyed from this fabulous detached 4 bedroom bungalow with three en-suite shower rooms and an attached double garage situated in a quiet cul-de-sac in the picturesque village of Drumnadrochit on the western shore of Loch Ness in the Highlands of Scotland.

Vestibule
5'7" x 7'2" (1.71m x 2.20m)

Hallway
3.36m x 3.33m x 1.12m x 1.70m x 6.58m x 1.06m

Lounge
16'0" x 21'9" (4.88m x 6.64m)

Open plan sun room/dining room/kitchen

Sun room/dining room
21'8" x 10'0" (6.62m x 3.07m)

Kitchen
11'4" x 13'5" x 4'11" x 3'11" (3.47m x 4.11m x 1.51m x 1.20m)

Utility room
7'3" x 6'3" (2.22m x 1.92m)

Bedroom 1
11'10" x 11'3" (3.62m x 3.44m)

Bedroom 2
14'0" x 11'2" (4.28m x 3.41m)

En-suite shower room
6'8" x 5'11" (2.04m x 1.82m)

Bathroom
7'10" x 9'6" (2.40m x 2.90m)

Bedroom 3
13'6" x 9'11" (4.12m x 3.04m)

En-suite shower room
3'7" x 9'6" (1.11m x 2.92m)

Principal bedroom
13'6" x 13'3" (4.13m x 4.04m)

En-suite shower room
7'3" x 5'7" (2.21m x 1.71m)

Attached Double Garage
19'7" x 21'8" (5.99m x 6.61m)

Outbuildings

Garden ground with spectacular views and woodland

Extras

Heating and glazing

Services

EPC Rating C

Council Tax Band F

The home is beautifully presented and benefits from contemporary living accommodation, with an abundance of natural light, enjoying the views of the open fields and a degree of privacy as the rear garden is not overlooked. The home has a modern well equipped kitchen with Island Unit.

The accommodation comprises the entrance vestibule, hallway, lounge, open plan sun room/dining room/kitchen, utility room, four bedrooms (3 en-suite shower rooms) and a family bathroom. There is ample storage space throughout with fitted wardrobes in all the bedrooms.

The attached double garage, which can be accessed from the utility room, has a remote control roller door to the front and a door to the side. The large loft area above the garage is fully floored.

There is ample off street parking to the front of the property on the tarmacadam driveway and the well manicured garden ground has been laid out with lawn, shrub borders, slabs and gravel for low maintenance. A summer house with a decking area has been thoughtfully positioned to enjoy the views and changing landscape throughout all the Seasons.

There is a strip of woodland to the side of the property that is included in the sale.

Accommodation:

Vestibule 1.71m x 2.20m

Entrance door with side glazed panel and door to hallway with side glazed panel. Karndean flooring.

Hallway 3.36m x 3.33m x 1.12m x 1.70m x 6.58m x 1.06m

Doors to vestibule, lounge, four bedrooms, bathroom and kitchen. Walk-in storage cupboard. Smoke alarm. Carpet.

Walk-in cupboard 1.73m x 1.13m

Lounge 4.88m x 6.64m

Windows to rear with panoramic views of the Benloit hills, Stratherrick hills towards Loch Ness and Borlum hill. Italian marble fireplace with open fire. Carpet.

Open plan sun room/dining room/kitchen

Sun room/dining room 6.62m x 3.07m

Windows and door to rear again enjoying the panoramic views. Karndean flooring in sun room and Amtico LVT flooring in the dining area.

Kitchen 3.47m x 4.11m x 1.51m x 1.20m

Windows to the rear enjoying the panoramic views. Modern fitted kitchen with Island unit. Beige composite sink with right hand drainer. Neff integrated ceramic hob, microwave, electric oven and dishwasher. Zanussi extractor. Integrated Whirlpool fridge/freezer.

Utility room 2.22m x 1.92m

Door to attached double garage. Base units with stainless steel sink and left hand drainer. Corner storage cupboard. Roof light. Extractor.

Bedroom 1 3.62m x 3.44m

Window to front. Fitted double wardrobe. Carpet.

Bedroom 2 4.28m x 3.41m

Window to rear. Fitted double wardrobe. Carpet.

En-suite shower room 2.04m x 1.82m

Window to rear. White WC and wash hand basin set in vanity unit with wet wall splash back. Shower cubicle with mains shower and wet wall. Wall cabinet. Mirror. Shaver light and socket. Vertical towel radiator. Vinyl flooring.

Bathroom 2.40m x 2.90m

Window to front. White WC and bath with mains shower above, wet wall and shower screen. Wash hand basin set in vanity unit with mirrored wall cabinet above. Extractor. Vertical towel radiator. Vinyl flooring.

Bedroom 3 4.12m x 3.04m

Window to front. Fitted double wardrobe. Carpet.

En-suite shower room 1.11m x 2.92m

Window to front. WC and wash hand basin set in vanity unit with splash back. Walk-in shower with mains shower and wet wall. Mirror with shaver light and socket. Extractor. Vertical towel radiator. Vinyl flooring.

Principal bedroom 4.13m x 4.04m

Window to front. Fitted triple wardrobes. Carpet.

En-suite shower room 2.21m x 1.71m

Window to front. White WC and wash hand basin set in vanity unit. Mirror with shaver light and socket. Wall cabinet. Walk-in shower cubicle with mains shower and wet wall. Extractor. Slip resistance flooring.

Attached double garage 5.99m x 6.61m

Electric roller door to front, door to utility room, door to side and window to rear. Strip lights and power sockets. Access to large loft area which is fully floored providing excellent storage space.

Outbuildings

Summerhouse with decking area and garden shed.

Outside

The front of the property has a tarmacadam driveway providing ample of street parking for several cars.

There are paved paths to the side of the property leading round to the rear garden.

The well manicured rear garden has been laid out with lawn, shrub borders, paving and gravel for low maintenance. The breathtaking panoramic views of the open countryside are enjoyed from the rear garden.

A strip of woodland extending to 32.84m x 5.00m will be included in the sale.

Extras

All fitted floor coverings are included in the sale price.

Heating and glazing

Oil fired central heating and open fireplace in the lounge.

Double glazing.

Services

Mains electricity, water and drainage.

EPC Rating C

Council Tax Band F

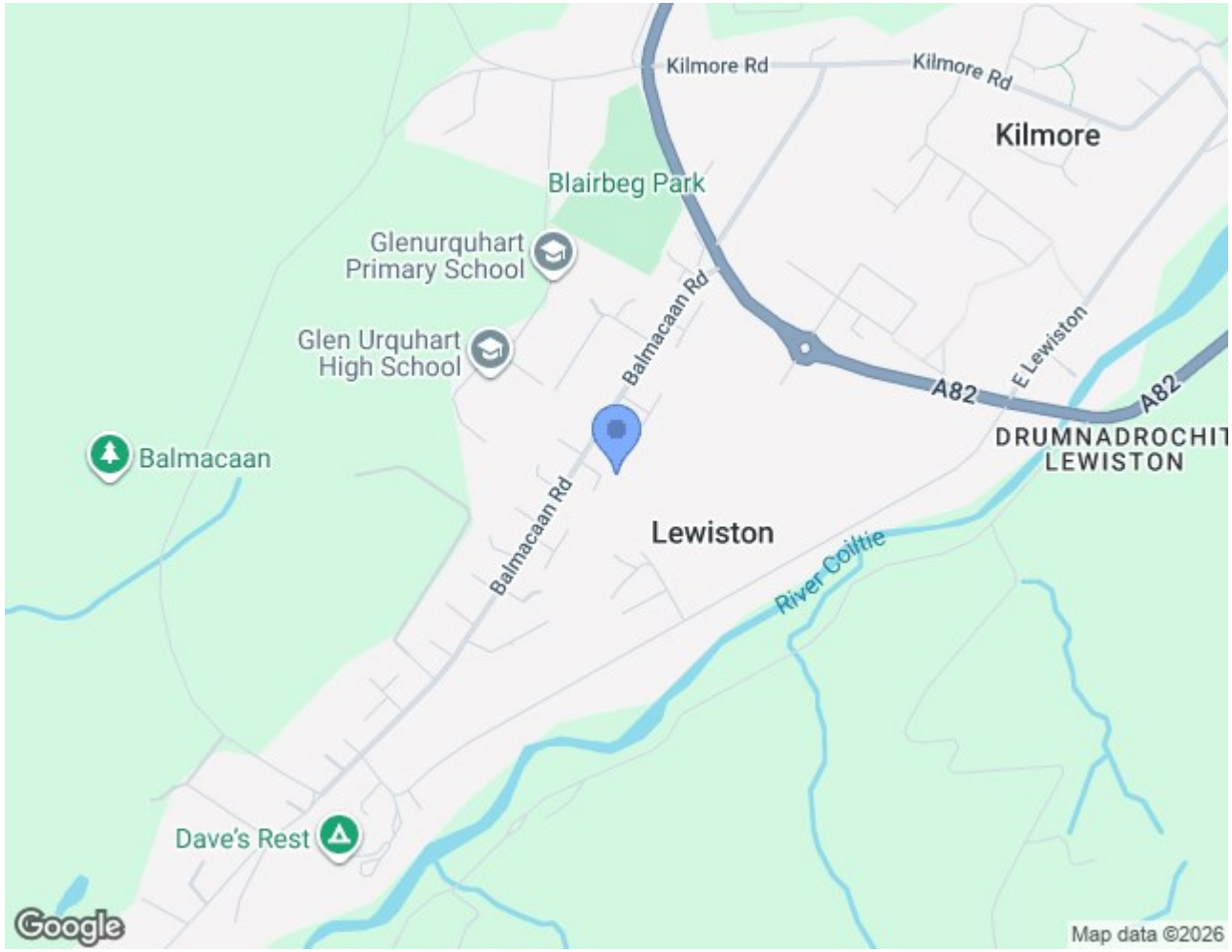
Viewing is highly recommended to appreciate the stunning location and accommodation.

Location

Drumnadrochit is a popular village with tourists due to its proximity to Loch Ness and the stunning scenery and outdoor pursuits that can be enjoyed in the area. There is a good range of shops, cafes and local services. Primary school pupils attend Glenurquhart Primary School and secondary school pupils attend Glenurquhart High School.

The City of Inverness is approximately 16 miles from Drumnadrochit and has an extensive range of retail, leisure and business facilities.

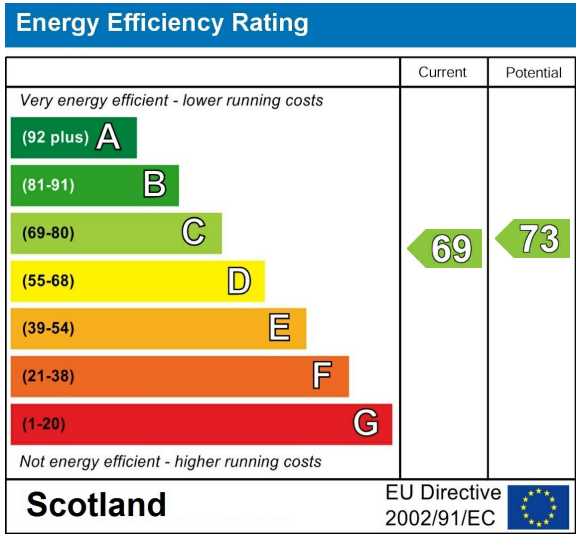
Area Map

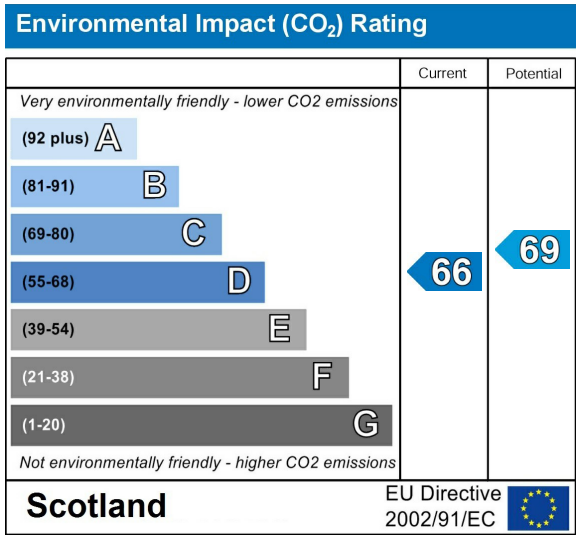


Viewing

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

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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