

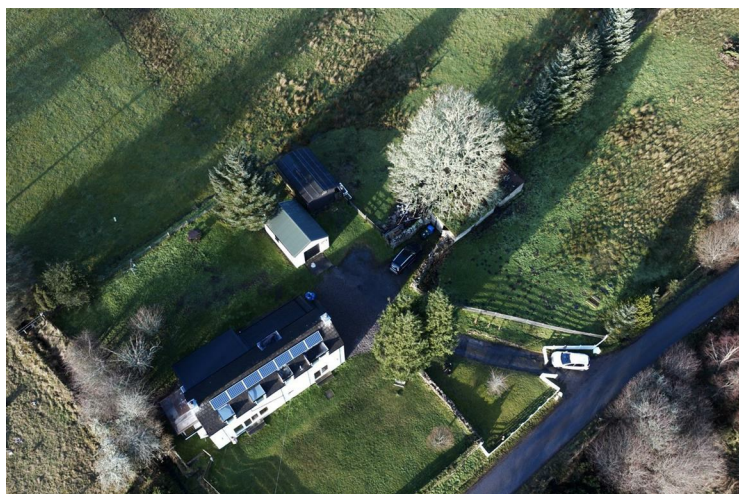


Innes & Mackay

## Tigh Ban, Bunloit Drumnadrochit, IV63 6XG

- FOUR BED DETACHED HOUSE WITH 2.5 ACRES OF LAND
- MODERNISED AND UPGRADED
- AMAZING VIEWS ACROSS LOCH NESS
- QUIET AND TRANQUIL SURROUNDINGS
- OIL CENTRAL HEATING & TWO STOVES

**NEW REDUCED PRICE**  
**Offers Around £490,000**



## DESCRIPTION

Only by viewing this desirable four bedroom detached one and a half storey family home will one be able to appreciate the well proportioned and generous accommodation Tigh Ban has to offer, not to mention the stunning and uninterrupted views out across Loch Ness towards Foyers. The property has been extended and refurbished by the current owners, thus providing an additional bedroom and en-suite, new kitchen, bathroom, roof, garage, doors, patio windows but to name a few. The property also comes with stables, and additional land extending to approximately 2.5 acres or thereby ideal for anyone looking to keep horses.

## LOCATION

Tigh Ban is a four bedroom detached property situated in the elevated hamlet of Bunloit 3 miles from Drumadrochit which in turn is some 16 miles from Inverness. It has lovely views to Loch Ness and would make a substantial family home giving a rural lifestyle yet within easy commuting distance. The road to Bunloit, which has no through traffic and is also part of the Great Glen Way, is a school run and so is always well maintained and kept clear in the winter months. The village of Drumadrochit has a wide range of amenities including supermarket, post office, GP's surgery, well respected primary and secondary schools as well as several restaurants, hotel and petrol station. Drumadrochit is a thriving tourist destination being home to the Loch Ness Monster Exhibition Centre and offers a host of outdoor activities including boat trips, fishing, horse riding, cycling and walking.

## GARDENS & LAND

The gardens to this property are accessed via wooden gates which open onto the gravelled driveway leading to the parking area and access to the garage. The front and rear gardens are land to grass and enclosed with ranch style fencing. A gate opens through to the stable at the side and onto the paddock which again is laid to grass.



The land attached here extends to approx 2.5 acres or thereby and would be ideal for anyone looking to keep horses or for a variety of uses.

## ENTRANCE HALLWAY

Entrance to the property is via a stable style door located at the side and opens into the spacious hallway which is laid with Engineered Oak flooring extending the full length of the hall. With a window to the rear, access is gained to the Kitchen/dining, Utility room, WC, Bedroom 1 and the Lounge. Good storage is provided by built in cupboards one of which houses the boiler whilst the other houses the electrics. Carpeted stairs lead off here to the first floor landing.

## KITCHEN/DINING

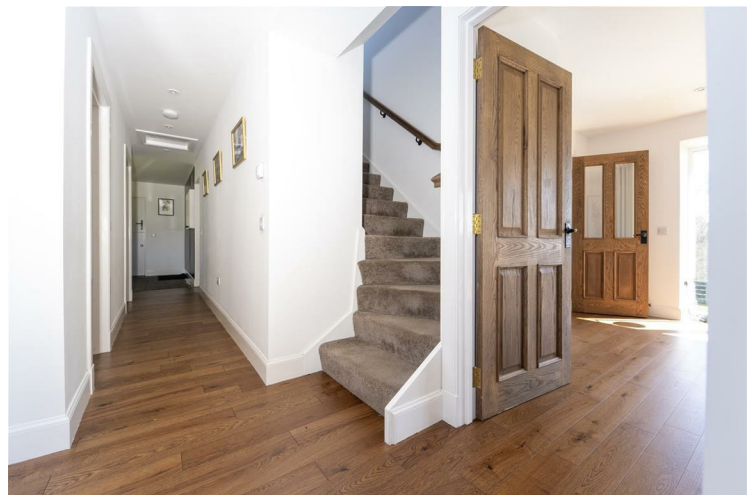
7.83m x 4.32m (25'8" x 14'2")

The kitchen is fitted with a modern range of Shaker style floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the breakfast bar, which benefits from ample storage below, is the Induction hob with extractor hood above. There is an integrated dishwasher, eye level Microwave oven with electric oven below, and to the side is the American style fridge freezer. An unusual and lovely feature of the kitchen is the small log burning stove providing a pleasing focal point whilst also providing additional heat. Sliding patio doors allow one access out to the front garden taking into account the uninterrupted views across to Loch Ness and beyond. There is ample space for a dining table within this room. Part glazed patio doors open through to the Lounge.

## LOUNGE

5.93m x 4.04m (19'5" x 13'3")

The Lounge is a comfortable and generous sized room from which to enjoy the pleasing views. A focal point of this room is the recessed log burning stove with Caithness Slate hearth. Door leads through to the Sun room.



### SUN ROOM/OFFICE

3.46m x 2.06m (11'4" x 6'9")

This pleasing addition to the property which is currently used as an office, has sliding doors providing access to the front.

### UTILITY ROOM

2.26m x 1.60m (7'4" x 5'2")

The Utility Room is fitted with a floor based cupboard, wood work counter and has a space and plumbing for a washing machine and tumble dryer. Window to the rear and wood flooring complete this room.

### WC

1.64m x 1.26m (5'4" x 4'1")

The WC is fitted with a dual flush toilet and wash hand basin. Window to the rear, ladder style heated towel rail and extractor fan complete this room.

### BEDROOM 1 & ENSUITE

4.14m x 3.59m (13'6" x 11'9")

Bedroom one is a spacious room located to the rear elevation overlooking the garden and fields beyond. This room benefits from a single built in wardrobe, door leading out to the side and a sliding door providing access to the en-suite shower room.

### EN-SUITE SHOWER ROOM

2.08m x 1.84m (6'9" x 6'0")

The en-suite is furnished with a dual flush WC, wash hand basin with cupboard under and a walk in shower, housing a rain head shower and hand held shower attachment. Fully tiled, the en-suite has a frosted window to the rear and a ladder style heated towel rail.

### FIRST FLOOR LANDING

Carpeted stairs lead to the bright and spacious landing where three

further bedrooms and the family bathroom are located off. With a window to the rear providing a good degree of natural light, the landing also provides access to the loft space via a hatch.

### BEDROOM 2

4.34m x 4.21m (14'2" x 13'9")

The second bedroom is a generous sized room with windows to both the side and Dormer window to the front from which lovely views can be enjoyed. This room which is laid with carpet, benefits from built in double wardrobes located behind bi-fold doors.

### BEDROOM 3

3.80m x 2.02m (12'5" x 6'7" )

The third bedroom is a good sized room located to the front elevation, laid with carpet and has a single built in wardrobe located behind a folding door providing good storage and hanging rail.

### BEDROOM 4

4.29m x 3.62m (14'0" x 11'10")

Bedroom four is a double room located to the front elevation, laid with carpet and has floor to ceiling fitted wardrobes providing hanging rails, shelving and storage.

### BATHROOM

2.64m x 2.02m (8'7" x 6'7")

The family bathroom is furnished with a three piece suit comprising a dual flush WC, wash hand basin with storage under and a shower bath with mains shower over and screen to the side. Attractive and contemporary tiled flooring and matching wall tiles complete this room giving a pleasing finish.

### HEATING

Oil fired central heating together with two wood burning stoves.

### GLAZING

Fully double glazed.



## GARAGE

There is a detached garage which has power and light along with a door to the side.

## COUNCIL TAX BAND

Council tax band is a Band E

## EPC

Band D65.

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, fridge freezer, Induction hob, cooker hood, electric oven and Microwave oven.

## SERVICES

Mains electric, private water via a Borehole, septic tank drainage, telephone and TV points.

## VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

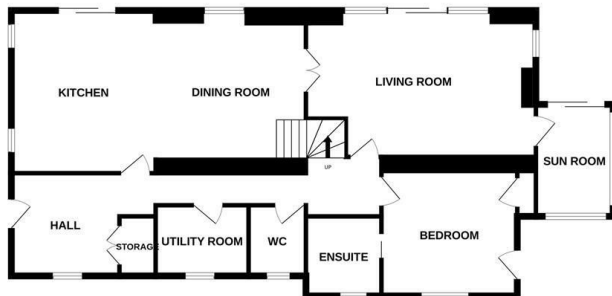
## DIRECTIONS

From Inverness follow the A82 signposted Fort William. Follow this road for approximately 16 miles until you reach Drumnadrochit. Drive through Drumnadrochit until you reach a signpost for Bunloit on the right hand side. Turn right and follow the road for approximately 3 miles. The property is situated on the right just past Ancarraig Lodges.

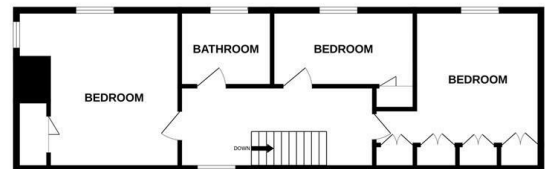




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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