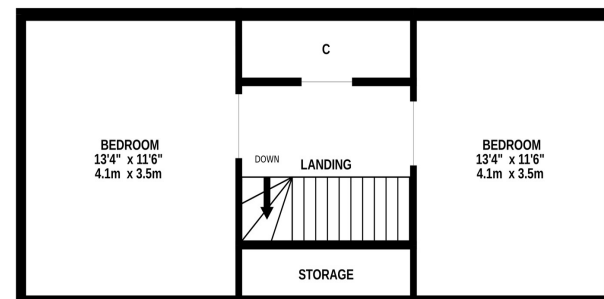
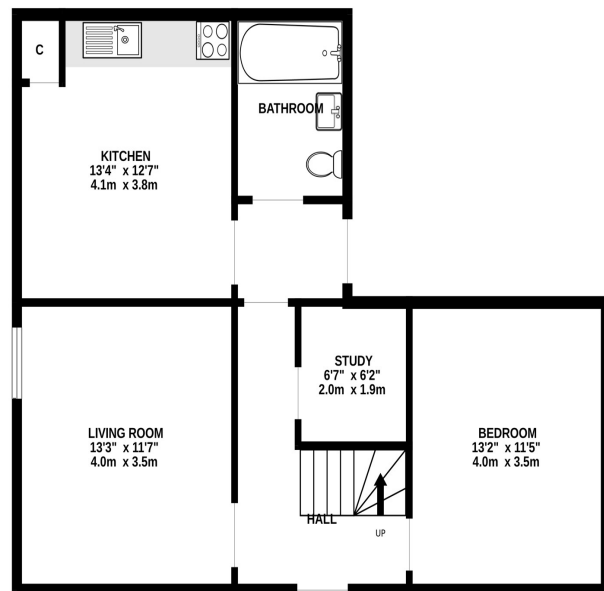


GROUND FLOOR

1ST FLOOR



Services

Mains electricity, private water supply is via a spring and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. Some items of furniture are available.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

D

Viewing

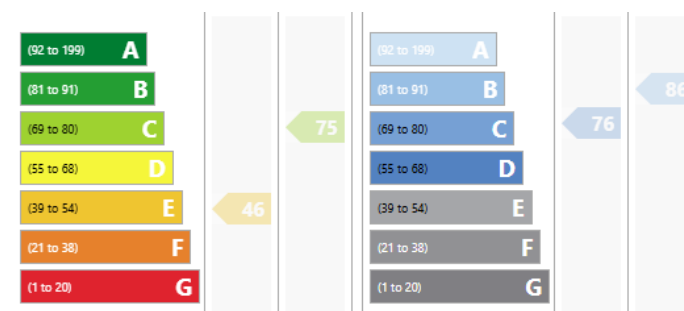
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £365,000
 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.



Dalreach Rychraggan, Drumnadrochit IV63 6XT

A perfectly positioned, three bedroomed detached cottage with garden grounds, and land extending to 22.35 acres located in an area of natural beauty.

OFFERS OVER £363,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Land



Land



Garden



Garden



Lounge



Kitchen



Property Description

Privately nestled in a tranquil and peaceful setting amongst scattered woodland on the outskirts on Drumnadrochit, Dalreach is a quaint, three bedroomed detached cottage which affords glorious garden grounds featuring a fantastic summer house, which is accompanied by further surrounding land which extends to 22.35 acres. Inside, the accommodation requires a touch of modernisation and is spread over two floors, with the upper floors having coomed ceilings. On entering the cottage, you are met with an entrance hall that leads to the double aspect lounge which features a wood-burning stove, providing a warm and cosy atmosphere for evenings indoors, and a door which gives access to the side garden. Further to this is a front facing double bedroom, and a useful box room, which could be utilised for a number of uses. To the rear of the property lies a hallway which gives access to the rear garden, bathroom and the spacious kitchen/diner. Boasting two large windows, allowing the natural light to flood the room throughout the day, this bright and airy room is fitted with a pantry, base mounted units with worktops and splashbacks, and has a sink with drainer and taps. It provides space for a good sized table and chairs for dining, and white goods located here are included in the sale. The fully tiled bathroom comprises a wash hand basin, W.C, a bath and a tiled shower cubicle. Upstairs, there is an open landing, that gives access to a further two double bedrooms which overlook the pleasant garden grounds and surrounding land. Further pleasing features include double glazed windows, electric heating, with storage being provided by a cupboard in the hallway, landing and ground floor bedroom. Outside, a sweeping driveway leads to the substantial garden grounds, which surround the property and are laid to lawn, with decorative shrubs and hedges. Scattered woodland offers ultimate privacy, and a well placed summer house offers an outdoor area to relax, enjoy the sunshine and al-fresco dining, whilst enjoying the view. There is a neatly place log store, along side a seating and drying area which are located to the rear elevation. The surrounding land extends to approximately 22.35 acres and stretches to the front and side elevation. It is landscaped in nature, and is enclosed by wire fencing. Early viewing is encouraged to fully appreciate this warm and inviting home, along with the substantial grounds and tranquil setting it occupies. Drumnadrochit lies on the West shore of Loch Ness, 13 miles from Inverness. Fantastic local amenities include a selection of village shops, a bank and part time post office, doctors surgery, and primary and secondary schooling, along with super after school clubs and care. The area is renowned for tourism and houses the Loch Ness Visitors Centre, nearby Urquhart Castle and Loch Ness.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 1.75m x 3.01m
- Kitchen/Diner
Approx 3.82m x 4.01m
- Lounge
Approx 3.48m x 4.01m
- Bedroom One
Approx 4.00m x 3.48m
- Box Room
Approx 2.00m x 1.80m
- Landing
- Bedroom Two
Approx 3.48m x 4.12m
- Bedroom Three
Approx 4.07m x 3.46m

Kitchen



Bedroom One



Bedroom Two



Bathroom

