



125 Balmacaan Road, Drumnadrochit

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**STRUTT
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BNP PARIBAS GROUP 

125 Balmacaan Road Drumnadrochit, Inverness-shire IV63 6UY

A beautifully presented detached single-storey dwelling located in the village of Drumnadrochit.

Drumnadrochit 0.7 miles, Inverness 15.5 miles, Inverness Airport 25.5 miles (mileages are approximate)

Porch | Entrance hall | Sitting room | Study/Bedroom 4 | Open-plan kitchen/dining area/Family area | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Garden

EPC Rating: E

The property

125 Balmacaan Road is an impressive detached home which offers a range of flexible and comfortable living spaces with attractive views of the dramatic Highland surroundings. The home sits within a well-sized wrap-around plot in this sought-after residential area. The property is very well presented and finished to an impressive specification and includes a number of recent improvements.

The porch opens to a long, bright hallway that flows throughout the accommodation. There is a generous 20 ft. multi-aspect sitting room with picture windows framing garden vistas, skylights and a striking central feature fireplace. From here the space flows into the sociable open-plan living area which includes the kitchen, dining area and a family room with triple aspects and sliding doors to the terrace. The kitchen enjoys a good selection of shaker-style wall and base units and a range of integrated modern appliances. Alongside, the well-appointed contemporary family bathroom

features a separate bathtub and walk-in shower. The accommodation is completed by a bedroom wing featuring four well-proportioned bedrooms all with built-in wardrobes, one of which is currently being used as a study. The larger principal bedroom also enjoys the use of a modern en suite shower room.

Outside

The property's large surrounding plot is approached over a wide gravelled driveway between low stone walls that offers ample parking for a number of vehicles. A paved pathway flows up to the main entrance, and alongside is a level lawn with mature trees, borders and hedges and a timber shed. The garden wraps around, with an additional lush stepped rear lawn with a range of neat herbaceous borders, trees and a sheltered paved sun terrace, ideal for al fresco dining and enjoying the views.

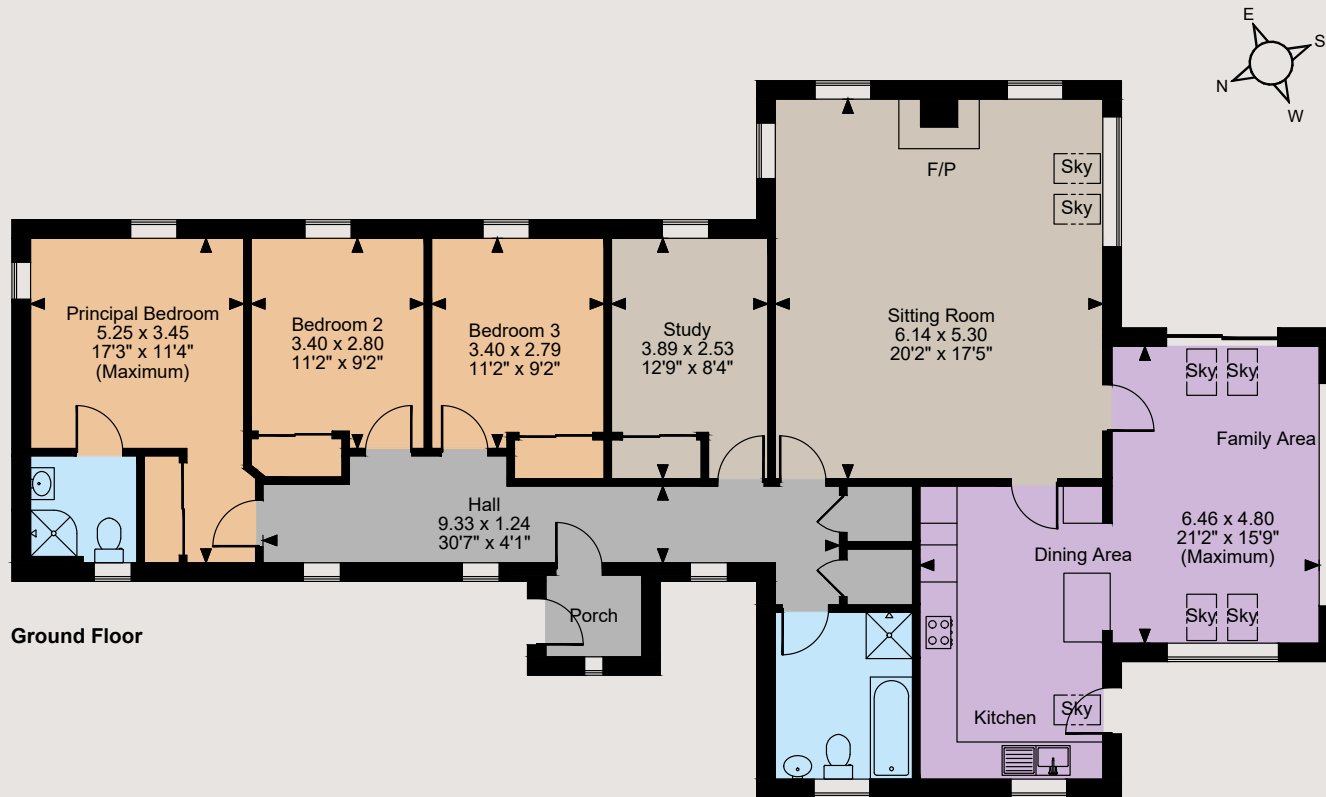
Location

Drumnadrochit sits on the western shore of Loch Ness and offers a wealth of amenities, including shops, a supermarket, a Post Office, doctor's surgery, health centre, schools, eateries and a petrol station. A plethora of outdoor pursuits are available nearby, including hiking in Glen Urquhart and Glen Afric and fishing and riding opportunities. The Highland capital of Inverness is easily accessible via the A82, with its vast array of commercial, educational, retail and service facilities, along with a railway station and an international airport.





Floorplans
House internal area 1,515 sq ft (141 sq m)
For identification purposes only.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words ///yards.motorist.reduction

Proceed along the A82 from Inverness towards Drumnadrochit. Turn right into Balmacaan Road and follow this road along and the property is located on the left hand side before the field.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Electric heating.

Council Tax: Band E

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £400,000

Inverness

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