



2 Loch Ness View, Dores, Inverness

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**STRUTT
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2 Loch Ness View Dores, Inverness IV2 6TW

A stunning detached home overlooking the iconic Loch Ness within easy commuting distance of Inverness.

Inverness 6 miles, Inverness Airport 17 miles

Reception hall | Sitting room | Open plan kitchen/breakfast room/dining/family area
Office | Utility room | Shower room | Principal bedroom with dressing room, study area and en suite bathroom | 3 Further bedrooms, 1 with en suite shower room | Family bathroom | Cinema room/bedroom 5 | Garage | EPC Rating C

The property

Forming part of an exclusive development, 2 Loch Ness View is an attractive family home offering light-filled flexible accommodation arranged in an L-shaped configuration over two floors. Designed to maximise the stunning views over Loch Ness, the ground floor accommodation flows from a welcoming double-height reception hall which leads into a spacious triple aspect sitting room. Also located off the hall is the open plan kitchen/breakfast room, dining room and family area. The dual aspect kitchen/breakfast room provides a range of contemporary wall and base units including a large central island with breakfast bar, integrated appliances including a wine chiller, a useful utility room, and French doors to the rear terrace. The remaining space provides a generous dining area and a large vaulted double-height family area with patio doors to the rear terrace, the two areas separated by a contemporary freestanding double-sided wood burning stove. There is also a shower room on this floor and access to the integral garage.

The first floor has a spacious vaulted principal bedroom with full height glazing with stunning loch views, a fitted dressing room, study area

and an en suite bathroom. There is also an additional bedroom with built-in storage and an en suite shower room, two further generous double bedrooms, both with built-in storage, and a family bathroom. Separate stairs from the ground floor lead up to a spacious cinema room/bedroom 5 with vaulted roof and skylights.

Outside

The property is approached over a tarmac and gravelled driveway providing parking for multiple vehicles, flanked on each side by areas of level lawn and low-level hedging and giving access to the integral garage. Set against a backdrop of mature woodland, the well-maintained garden surrounding the property is laid mainly to lawn interspersed with specimen trees and well-stocked shrub beds. It features numerous seating areas and a generous wraparound paved terrace, ideal for entertaining and al fresco dining whilst enjoying stunning views over Loch Ness.

Location

The property is located within a short distance of Dores Beach on the shores of Loch Ness. Dores is a popular, idyllic village and lies around 8 miles from Inverness making it the ideal location for the commuting client. The scenic Loch Ness road from the city boasts spectacular woodland glens and offers the opportunity to relax and marvel whilst driving in one of the most famous regions in the world. Amenities in the village include a Post Office, restaurant/pub and local primary schooling within a mile of the village at Aldourie with a choice of secondary schools in Inverness. More extensive shopping and leisure facilities can be found in the Highland Capital of Inverness.

Communications links are excellent: the A9 gives access to the Northern Highlands, the airport which is around 17 miles away provides a variety of domestic and European flights. Inverness also has excellent public transport links with good bus and rail connections.





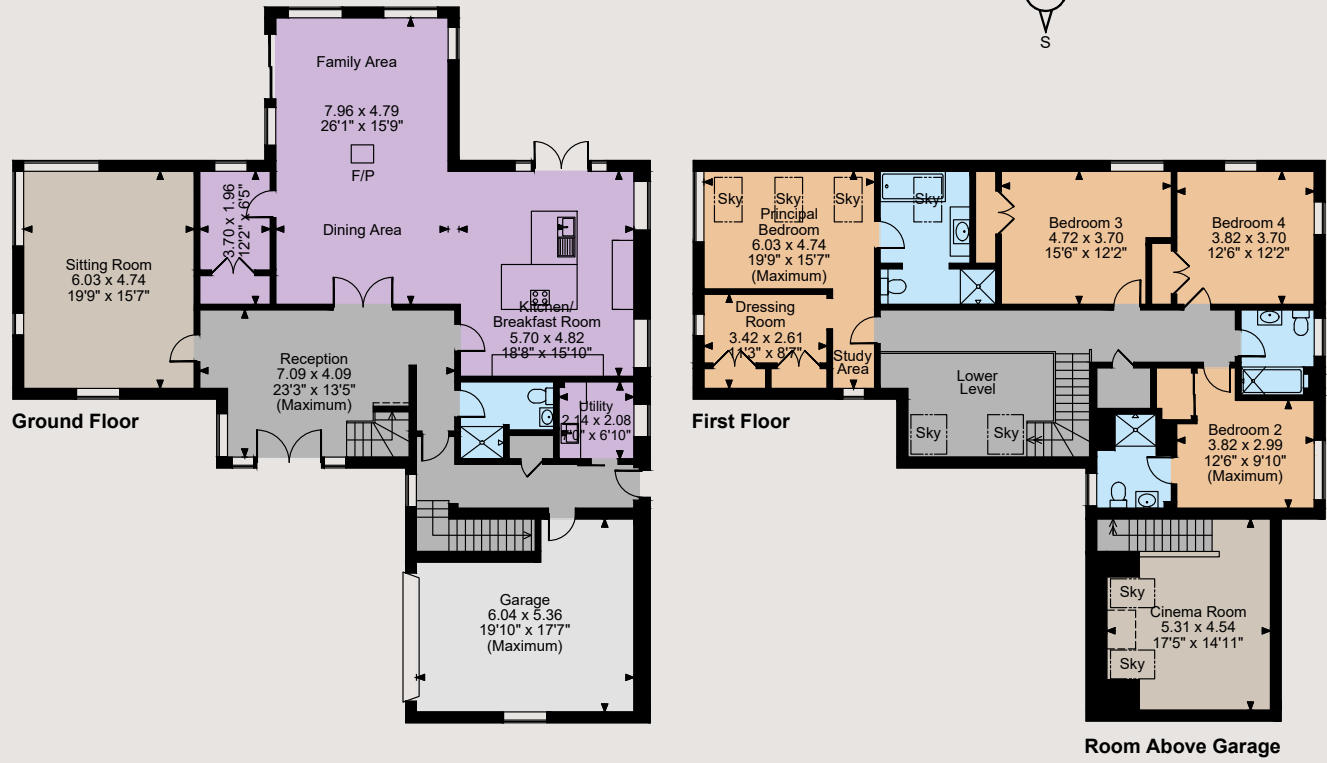








Floorplans
 Total internal area: 3,474 sq ft (322 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Directions

From Inverness take the B862 Dores Road. On entering the village take the first left signposted 'Millcroft' and follow the road uphill where you will find the property located on the left hand side.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, Tel 01349 886606, www.highland.gov.uk

Services: Mains electricity, water and drainage, oil-fired central heating. Solar panels used to heat the water.

Council Tax: Band G

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

Tenure: Freehold

Price: Offers: Offers over £890,000

Inverness

Castle House, Fairways Business Park, IV2 6AA

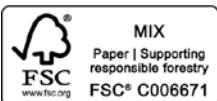
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