



Services
 Mains electricity. Private water supply via a spring, with UV and filter treatment and drainage is to a septic tank.

Extras
 All fitted floor coverings, blinds, fridge-freezer and washing machine. Tree house & greenhouse: **SOLD AS SEEN**

Heating
Ground floor: Underfloor heating via a ground source heat pump, which also heats upstairs through the double-height void. This is accompanied by a stove located in the dining area.
First floor: Pipework for radiators is in place but never utilized as upstairs is sufficiently warm without.

Glazing
 Double glazed windows throughout.

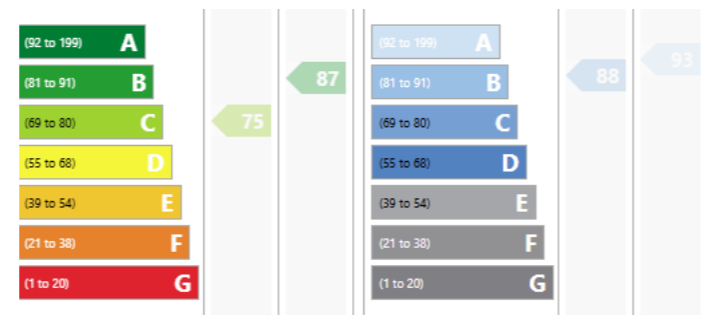
Council Tax Band
 E

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

Entry
 By mutual agreement.

Home Report
 Home Report Valuation - £475,000
 A full Home Report is available via Munro & Noble website.

Note:
 The property is currently subject to a right of pre-emption.



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.



**Lower Tornabrack
 Drumnadrochit
 IV63 6XF**
 A unique, four bedroomed detached villa with extensive grounds, that offers spectacular views over the village of Drumnadrochit and surrounding hills towards Loch Ness.
OFFERS OVER £475,000
 The Property Shop, 20 Inglis Street, Inverness
 property@munronoble.com
 01463 22 55 33
 01463 22 51 65

Property Overview

- Detached Villa
- 4 Bedrooms
- 1 Reception
- 2 Bathrooms
- Ground Source Heat Pump
- Garden 4.2Acres
- Outbuildings + Stables
- Driveway





Bedroom One



Bedroom Two



Bedroom Two En-Suite Shower Room



Bedroom Three/Office



Bedroom Four





Lounge



Open Plan Kitchen/Diner

Property Description

Peacefully hidden amongst scattered woodland, Lower Tornabrack is an impressive architect built four bedroomed home which offers an unparalleled blend of spaciousness and comfort, while having the advantage of panoramic views over the village and countryside. This beautifully presented property is sure to appeal to buyers looking to live in one of the Highlands' most stunning areas of natural beauty, and occupies an elevated plot extending to approximately 4.2 acres, and includes grazing area for two ponies (or for rewilding and managed for nature) Viewing is essential to appreciate the setting, as well as the clever use of glazing, which allows an abundance of light, generating a bright and airy environment throughout this home. Inside offers a plethora of features including a Howdens/Ikea fitted kitchen with quartz worktops, ground source heat pump/underfloor heating, double glazed windows, and mixture of Birch and Oak flooring. As you step inside, you're greeted by an inviting entrance hallway, (with storage facilities) off which can be found a useful WC, a double bedroom with en-suite shower room, a utility room and a gorgeous open plan kitchen/dining area with feature stove on a slate hearth. This substantial room gives access to the front and rear, and has a dramatic double height window, setting the stage for dining and entertaining. It is well appointed with mounted cabinetry, and has an integral induction hob with fan and double oven, dishwasher and a 1 1/2 sink with mixer tap and drainer. The restful lounge is cosy and opens onto the sheltered veranda area which features a swinging seat. Upstairs, the mezzanine landing has doors to three double bedrooms, a sizeable cupboard and the bathroom which has a shower cubicle, a wash hand basin, WC and bathtub.

The star attraction of this home is the appealing garden grounds, which have been well maintained and attract an abundance of wildlife. Wrapping around the house the garden includes vegetable beds, a stream, and a well-placed seating area to absorb the sun on warmer days. It is well decorated with a number of colourful shrubs while fencing, hedging and a deciduous woodland offers ultimate privacy. Sited within the grounds are a number of various outbuildings including a stable/workshop (with power, lighting and water) a log store and bike shed, and a greenhouse. The remaining garden grounds are landscaped in nature, whilst a driveway to front provides parking for four cars, and features an EV car charger.

Drumnadrochit lies on the west shore of Loch Ness, 13 miles from Inverness. Fantastic local amenities include a selection of shops, a bank and part time post office, doctors surgery, and primary and secondary schooling, along with super after school clubs and care.



Veranda



Bathroom

Rooms & Dimensions

- Entrance Hall
- WC
Approx 1.59m x 0.97m
- Bedroom Two
Approx 3.23m x 3.82m
- Bedroom Two En-Suite Shower Room
Approx 2.13m x 2.05m
- Utility Room
Approx 2.08m x 2.33m
- Open Plan Kitchen/Diner
Approx 5.47m x 6.57m
- Lounge
Approx 3.89m x 4.12m
- Bedroom One
Approx 3.22m x 5.99m
- Cupboard
Approx 0.82m x 1.94m
- Bathroom
Approx 2.06m x 2.93m
- Bedroom Three
Approx 2.92m x 2.66m
- Bedroom Four
Approx 2.92m x 2.66m



Open Plan Kitchen/Diner



Open Plan Kitchen/Diner