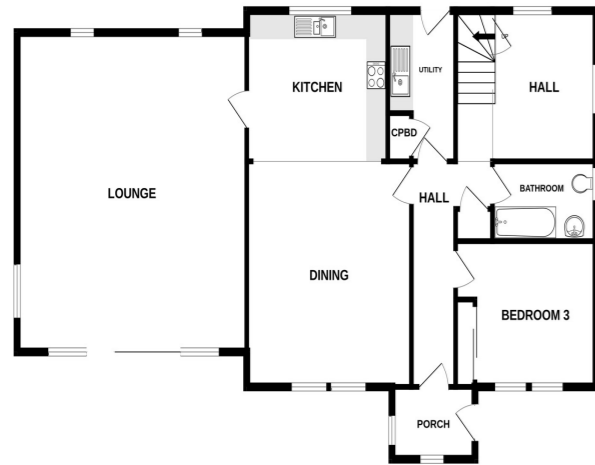
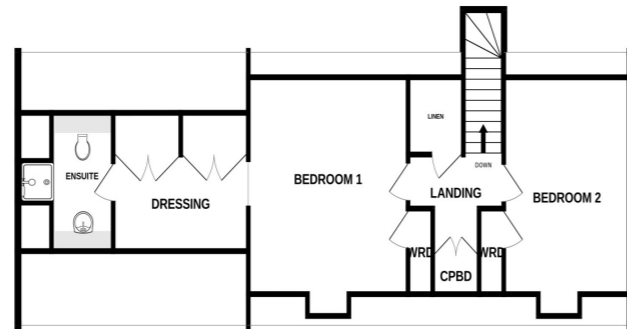


GROUND FLOOR



1ST FLOOR



**Services**

Mains water, electricity and drainage is to a septic tank.

**Extras**

All carpets, fitted floor coverings, curtains, blinds and stove.

**Heating**

Oil fired central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

D

**Viewing**

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

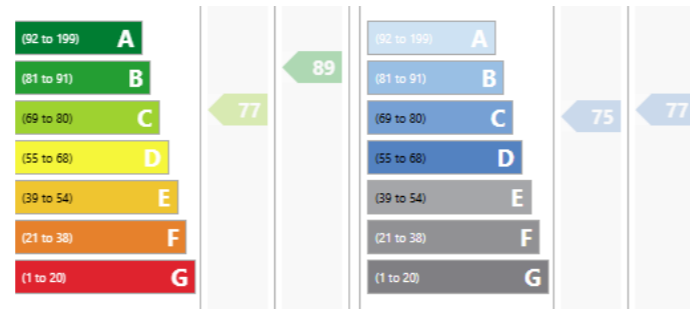
**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £400,000

A full Home Report is available via Munro & Noble website.



**Ach-Dubh**  
**Achtuie, Drumnadrochit**  
**IV63 6UX**

An impressive, three bedroomed detached villa that offers spectacular views over Loch Ness and neighbouring countryside.

**OFFERS OVER £400,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached House
- 3 Bedrooms
- 1 Reception
- 2 Bathrooms
- Oil
- Garden
- Outbuilding
- Driveway

**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.

**Bedroom One**



**Walk-in Wardrobe**



**Bedroom One En-Suite Shower Room**



**Bedroom Two**



**Bedroom Three**



Kitchen/Diner



Kitchen/Diner





Lounge



Bathroom

**Property Description**

Occupying a glorious plot with breathtaking views over the famous Loch Ness and mountains beyond, Ach-Dubh is a luxurious, three bedroomed detached villa which offers a wealth of features including an en-suite shower room and walk-in wardrobe, double glazed windows, oil-fired central heating and a gorgeous kitchen/diner complete with Herringbone flooring. This striking home is sure to appeal to a number of prospective purchasers including families and professionals working from home, as it provides a fantastic space for comfortable modern day living and relaxing and viewing is essential, not only to appreciate the size of accommodation within but also the tranquil setting. Finished to an exacting standard, the immaculate accommodation is spread over two floors, with the ground floor having a welcoming entrance vestibule and hallway which leads to a double bedroom benefiting from fitted wardrobes, a stylish bathroom with WC, a vanity wash hand basin and a bath with double shower head over, and a sizable utility room that gives access to the rear garden. This room has plumbing for a washing machine and tumble dryer and benefits from a sink with mixer tap and drainer and a storage cupboard. The star of attraction of this home is the newly fitted Wren kitchen, which has numerous wall and base mounted units with worktops, mirrored by a breakfast bar and has brushed copper effect splashback tiling and a 1 1/2 stainless steel sink with drainer. There is a dual fuel stove, with an electric oven and gas hob with extractor fan over, and an integral fridge-freezer and dishwasher. This substantial room can comfortably accommodate a large table and chairs for family dinners and entertaining. From here is the triple aspect lounge which is bright and generously sized and features a multi-fuel stove on a slate hearth. It offers stunning views towards Loch Ness, as well as the village of Drumnadrochit via the patio doors and is the perfect spot to enjoy lazy days. A double aspect hallway offers a versatile space that could be used for a play area, or home office and has stairs leading the first floor accommodation. The first floor comprises a landing, off which are two double bedrooms (both with storage) with the principal bedroom benefiting from a walk-in wardrobe, and an en-suite shower room.

Externally, the property is accessed via a shared track that leads to its own private, gravelled driveway that provides space for parking and turning. The fantastic outbuilding offers external storage and benefits from electricity and lights. To the rear of the property can be found the large garden which is laid to lawn, and has small shrubs and a small timber shed. This area is enclosed by a small stone wall and wire fencing. The village of Drumnadrochit lies on the west shore of Loch Ness, 13 miles from Inverness. Local amenities include a selection of village shops, public houses, a bank, part time post office, fire service, doctors' surgery, bed & breakfasts, hotels and both primary and secondary schooling. The area is renowned for tourism and houses the Loch Ness Visitors Centre, nearby Urquhart Castle and Loch Ness.



Inner Hall



Utility Room

**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.48m x 2.17m

Entrance Hall

Bedroom Three  
Approx 2.99m x 4.84m

Kitchen/Diner  
Approx 4.30m x 7.93m

Lounge  
Approx 6.01m x 6.56m

Utility Room  
Approx 3.13m x 1.19m

Bathroom  
Approx 1.79m x 2.90m

Inner Hall

Landing

Bedroom Two  
Approx 4.16m x 2.77m

Bedroom One  
Approx 4.34m x 4.47m\*

Walk-in Wardrobe  
Approx 3.51m x 2.07m

Bedroom One En-Suite Shower Room  
Approx 2.86m x 2.35m

Outbuilding  
Approx 3.80m x 4.52m

\*At widest point

