



Services

Mains water, electricity, and drainage. **The house & cottage operate on separate meters.**

Extras

All carpets, fitted floor coverings, curtains and blinds. White goods, sofa and chair.

Heating

The house & cottage have oil fired central heating.

Glazing

The house & cottage have double glazed windows.

Council Tax Band

House: E Cottage: B

Entry

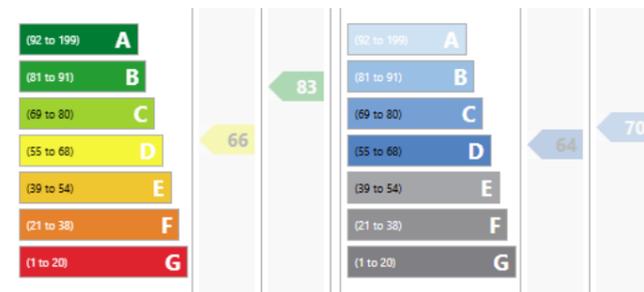
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £395,000
A full Home Report is available via Munro & Noble website.



**New House & Broomhill Cottage
Balnain, Drumnadrochit
IV63 6TL**

A spacious, three bedroomed detached house and endearing one bedroomed detached cottage that both benefit from garden grounds, and are located in the sleepy village of Balnain.

OFFERS OVER £393,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

-  Detached House & Detached Cottage
-  3 Bedrooms
1 Bedroom
-  1 Reception
1 Reception
-  2 Bathrooms
1 Shower Room
-  Oil
-  Garden
1/3Acre
-  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.

Detached Cottage



Open Plan Lounge/Kitchen/Diner



Shower Room



Bedroom



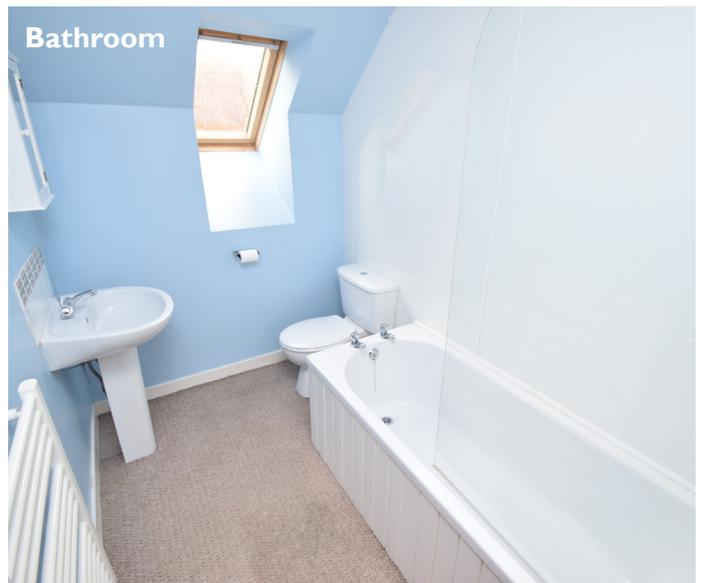
Kitchen/Diner



Utility Room



Bathroom



Bedroom One



Bedroom Two





Lounge

Property Description

New House
 Quietly nestled between scattered woodland and the neighbouring countryside, New House is a fantastic three bedroomed, detached house, which sits alongside Broomhill Cottage, a detached one bedroomed cottage. Occupying an elevated plot extending to approximately 1/3 of an acre, the serene location is sure to appeal to any buyers looking to live in one of the Highlands' most stunning areas of natural beauty. Viewing is essential, not only to appreciate the secluded setting and the versatile accommodation within, but the potential the properties hold to lend themselves as a permanent home, or holiday let offering purchasers a great income. Spread over two floors, the house offers comfortable living space, along with an excess of features including double glazed windows, oil fired central heating, and sufficient storage. Inside opens on to an entrance vestibule, then hallway, off which can be found a cosy and welcoming double aspect lounge, a bedroom with fitted wardrobes, a shower room comprising a wash hand basin, WC and shower cubicle and a triple aspect, open plan kitchen/diner. The fully equipped room forms the heart of the home and provides an excellent space for a large table and chairs for dining and entertaining, plus has the advantage of patio doors which open onto the side elevation, offering indoor/outdoor living. It is fitted with ample wall and base cabinets and worktops, and has 1 1/2 sink with drainer with mixer tap and complimentary splashbacks. The useful utility room completes the ground floor accommodation and has a door to the rear garden. Upstairs, a bright and airy landing leads to the family bathroom which consists of bath with shower head over, a wash hand basin and a WC and two double bedrooms, both having built-in cupboards and views to the front elevation. Further to this are two cupboards, and loft access.

Broomhill Cottage
 The charming cottage has recently been upgraded with a new roof and comprises an entrance vestibule, a double aspect, open plan lounge/kitchen/diner, a double bedroom, and is completed by a shower room with WC, and wash hand basin. A feature stone fireplace add character to the lounge and is the perfect place to relax, and enjoy cosy evenings in front of the wood-burning stove. The kitchen provides space for dining, and has a sink with mixer tap and drainer, and wall and base mounted units. The spacious bedroom lies to the rear, and has built-in hanging space, two windows offering lots of natural light and a door to the garden.

Externally, the property is accessed via a shared driveway, which can accommodate three vehicles. A deciduous woodland, along with mature hedging, and fencing gives the properties a private garden. It incorporates acres of lawn, and gravel and sited within the grounds is a polytunnel, and a large outbuilding which has a workbench, power and lighting. The village of Balnain has a primary school which is within walking distance of the property, and the larger village of Drumnadrochit is just a short drive away where excellent amenities can be found.



Shower Room



Bedroom Three/Study



Rooms & Dimensions

New house

Entrance Vestibule
 Approx 1.48m x 1.67m

Entrance Hall

Kitchen/Diner
 Approx 2.88m x 6.58m

Utility Room
 Approx 1.67m x 2.67m

Shower Room
 Approx 1.97m x 1.67m

Bedroom Three/Study
 Approx 2.66m x 3.86m*

Lounge
 Approx 4.78m x 3.77m*

Landing

Bedroom Two
 Approx 3.76m x 4.76m

Bedroom One
 Approx 3.37m x 5.67m

Bathroom
 Approx 1.66m x 2.74m

Outbuilding
 Approx 4.16m x 5.16m

Broomhill Cottage

Entrance Vestibule
 Approx 1.74m x 1.11m

Open Plan Lounge/Kitchen/Diner
 Approx 8.04m x 3.44m*

Bedroom
 Approx 5.47m x 5.03m*

Shower Room
 Approx 1.58m x 1.89m

*At widest point

