



**INNES & MACKAY**  
SOLICITORS ESTATE AGENTS NOTARIES



## WEST DRUMMOND VIEW, WHITEBRIDGE IV2 6UP

This is a spacious 6 bedroom villa set in a peaceful and tranquil private location extending to approximately 16.45 acres and benefits from wonderful panoramic views over open lodge pole pine and sitka spruce woodland to the hills beyond. It represents an excellent opportunity for anyone looking for a superb home for a growing family or for a comfortable home with spacious accommodation. Built to an individual bespoke design approximately four years ago under Architect Supervision. A particularly attractive feature of the property is the bright and open triple aspect Sun Lounge which leads into the very spacious family room. The substantial accommodation amounting to 268 sq metres of floor space comprises of Sun Lounge, large Family Room, open plan Kitchen/Dining Room, Study/Office, Rear Entrance Vestibule, Rear Hallway, Utility Room, Family Bathroom, Family Shower Room, Six Bedrooms including one downstairs with en suite bathroom and one upstairs with en suite shower room. There is also ample storage space as well as a convenient ramp access to the front of the property. The windows and external doors of the property are double glazed UPVC for ease of maintenance.

SUN LOUNGE, FAMILY ROOM/RECEPTION AREA, KITCHEN/DINING AREA, STUDY/OFFICE, REAR ENTRANCE VESTIBULE, REAR HALLWAY, UTILITY, FAMILY BATHROOM, 6 BEDROOMS INCL MASTER WITH EN SUITE BATHROOM AND BEDROOM 3 WITH EN SUITE SHOWER ROOM, FIRST FLOOR LANDING, FAMILY SHOWER ROOM, OIL FIRED HEATING, DOUBLE GLAZING, GARAGE, GARDENS, LAND

**FIXED PRICE £399,000**

HSPC REF. NO. 40807

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## LAND & GARDENS

The property is set in approximately 15 acres of attractive sitka spruce and lodge pole pine woodland established about 17 years ago of which about 1 acre has been cleared for the house and garden. There is a double detached timber garage and ample outside gravel parking space for cars or larger vehicles such as caravans, trailers or boats. Because of its elevated position and general location the views from the property are wonderful. The seller is in the process of further enhancing the landscaping of the garden. There is still good potential for anyone wishing to personalize the landscaping further. Additional land may be purchased under separation negotiation if required.

## LOCATION

The property is situated in a superb, rural location offering a peaceful and tranquil setting with wonderful panoramic views across woodlands to the hills beyond, but with the convenience of being only 26 miles from the city of Inverness along country roads. The surrounding countryside provides an abundance of bird and wild life adding to the appeal of the location. The village of Whitebridge is a short distance away and has a hotel. The village of Foyers is approximately 5 miles away and Fort Augustus is approximately 9 miles away providing a good range of shops and amenities. Primary schooling is provided by the small school at Gorthleck, a neighbouring village whilst secondary schooling is provided by Inverness Royal Academy. Transport facilities are provided to both. Alternative schooling may be available at Fort Augustus. There is also a public bus service to Inverness.

## DIRECTIONS

From Inverness, take the B862 proceeding along the road bordering the shores of Loch Ness providing a superb scenic route to the loch side village of Dores, take the left fork, again the B862 and proceed to the village of Whitebridge 25 miles from Inverness. Once in the village pass by the Whitebridge Hotel on the left and about 1.2 miles after leaving the village the Innes & MacKay 'For Sale' board and forestry track leading to the property is on the right hand side. Proceed up this track for a few hundred yards until you come to the house.

## GENERAL DESCRIPTION

### SUN LOUNGE

**Approx. 3.78m x 2.55m (12'4" x 7'10")**

There are paved steps and a convenient ramp access leading to the front door of the property providing access to the bright and open triple aspect Sun Lounge which has a cathedral style frontage. There are wonderful views across the open mixed lodge pole pine and sitka spruce woodland towards the hills beyond. Twin glazed doors with glazed side panels lead into the very spacious family room. Central heating radiator.

### FAMILY ROOM / RECEPTION AREA

**Approx. 10m x 5.06m (32'10" x 16'7")**

This is a bright and spacious room providing a very comfortable family living area, the focal point of which is the recessed area housing a traditional wood burning stove. There is a window to the front with views across the private woodland to the hills beyond. It also has a reception area from which access is gained to the Sun Lounge, Kitchen/Dining, Rear Hall, Study/Office and two bedrooms. The combined size of the Family Room/Reception Area together with easy access to the Sun Lounge and Kitchen/Dining Room provides for an ideal layout for open plan entertaining. An attractive feature of this open area is the pirannah pine wooden staircase leading to the upstairs bedrooms and shower room. Central heating radiators.

### KITCHEN/DINING AREA

**Approx. 6.00m x 3.54m (19'10" x 12'0")**

This includes a Howdens modern kitchen fitted with floor based and wall mounted units finished with solid oak doors and green marble effect gloss laminate worktop and matching upstands. There are stainless steel integrated kitchen appliances including 5 ring gas hob with stainless steel splashback, double and single under ovens and glass/stainless steel extractor hood. Integrated dishwasher, space for fridge freezer and 1 ? stainless steel sink with mixer tap. The kitchen has a double aspect with windows to the front and side. It is open to the dining area with provides space and comfort for formal or informal dining with a front facing window offering natural lighting and views across the private woodland and hills beyond.



## **STUDY/OFFICE**

**Approx. 3.99m x 3.01m (12'7" x 9'10")**

Located downstairs and to the rear of the property this room currently being used as an office/ study is accessed by a 6 panel pine door from the Family Room / Reception Area. Window to rear with outlook onto woods. Because it has a fitted double wardrobe with rail & shelving and sliding mirror doors – it could also be used as a seventh bedroom. Central heating radiator.

## **REAR ENTRANCE VESTIBULE**

The rear vestibule is accessed from the gable end of the property via steps and a part glazed UPVC external door. A glass panel door leads from the vestibule to the rear hallway.

## **REAR HALLWAY**

A glass panel door leads from the rear vestibule. The hall allows access to the Utility Room, Family Bathroom, Kitchen/Dining Room and Family Room/Reception Area. Large storage cupboard. Radiator.

## **UTILITY**

**Approx. 2.78m x 2.45m (9'1" x 7'6")**

A pine panel wood door leads from the hallway to the utility room. A window to the side of the property provides good natural lighting. There are fitted floor based units with oak effect laminate doors and a dark laminate worktop. Single bowl stainless steel sink with mixer tap. Large storage cupboard which also houses the water filtration system. Plumbing for washing machine and space for tumble dryer and fridge.

## **FAMILY BATHROOM**

**Approx. 3.55m x 2.68m (12'1" x 8'9")**

Downstairs family bathroom accessed from the hallway and comprising of white suite. Includes pedestal wash hand basin, WC, corner jet spa bath, separate corner shower with glass enclosure and thermostatic shower. Recessed overhead lighting. Extractor fan and electric light with shaver point. Window to rear providing natural lighting.

## **BEDROOM 1 WITH EN SUITE BATHROOM**

**Approx. 3.98m x 3.61m (12'7" x 11'10")**

Accessed from Family Room/Reception Area via a pine panel door this is a conveniently located downstairs bedroom which benefits from an en suite bathroom. Window to the rear providing natural lighting looking onto woodland. Built in triple wardrobe with rail and shelving and mirror doors. Pine panel door leading to en suite bathroom.

## **EN-SUITE BATHROOM**

**Approx 3.22m x 2.27m (10'6" x 7'5")**

White bathroom suite including bath with splashback, WC, pedestal wash hand basin, heated towel rail and extractor fan. Window to side providing natural lighting.

## **BEDROOM 2**

**Approx. 3.84m x 3.25m (13'0" x 10'7")**

Downstairs bedroom accessed from Family Room/Reception Area via pine panel door. Window to rear providing natural lighting. Fitted double wardrobe with rail / shelving and sliding mirror doors. Central heating radiator. If extra bedroom space were not required there is the potential to combine this room with the Study/Office to create a larger room which could be used as a separate lounge or drawing room – subject to planning / building regulations.

## **FIRST FLOOR LANDING**

Access is from the open staircase leading from the Family Room/ Reception Area. This is a spacious area which leads to the four upstairs bedrooms and family shower room. There is a triple storage cupboard with shelving and sliding doors. Central heating radiator. Loft Hatch access.

## **BEDROOM 3 WITH EN SUITE SHOWER ROOM**

**Approx. 5.78m x 4.34m (19'4" x 14'4")**

This large and very bright double bedroom has splendid views to the woodlands and mountains beyond from the front facing window. Built in double wardrobe with sliding mirror doors and railing/shelving. Central heating radiator. Pine panel doors leading to en suite shower room and first floor landing.



### **EN SUITE SHOWER ROOM**

**Approx. 2.47m x 2.79m (7'7" x 9'1")**

White suite comprising of shower enclosure with thermostatic shower, pedestal wash hand basin and WC. Towel rail. Central heating radiator. Roof window to rear.

### **BEDROOM 4**

**Approx. 5.66m x 3.56m (18'6" x 12'1")**

Large double aspect room accessed from first floor landing via pine panel door. Windows to rear and side of property with views towards woodland and hills. Built in double wardrobe with mirror doors and rail/shelving.

### **BEDROOM 5**

**Approx. 4.73m x 3.05m (15'11" x 10'0")**

Double bedroom accessed from first floor landing via pine panel door. Two windows to front affording views over open woodland towards the hills beyond. Double wardrobe with mirror doors and railing/ shelving. Central heating radiator.

### **BEDROOM 6**

**Approx. 5.52m x 3.78m (18'1" x 11'11")**

Double bedroom accessed from first floor landing via pine panel door. Window to front affording views over open woodland towards the hills beyond. Double wardrobe with mirror doors and railing/ shelving. Central heating radiator.

### **FAMILY SHOWER ROOM**

**Approx. 2.73m x 2.36m (8'11" x 7'3")**

Accessed from first floor landing via pine panel door. Fitted with shower enclosure and thermostatic shower with wet wall behind, wash hand basin, WC and heated towel rail. Cupboard with shelving. Roof window to rear.

### **HEATING**

Oil fired central heating

### **GLAZING**

UPVC Double Glazing

### **GARAGE**

Detached timber double garage

### **SERVICES**

Mains electricity, Septic tank drainage and private water supply with UVA filter system within grounds of property. Telephone and television points.

### **COUNCIL TAX**

Band F

### **ENTRY**

By mutual agreement

### **EXTRAS INCLUDED**

All carpets and fitted floor coverings, curtains & blinds, light fittings, integrated kitchen appliances including dishwasher, gas hob and two ovens.

### **VIEWING**

By appointment through Innes & MacKay Property Department on 01463 251200

### **PRICE**

Fixed Price £435,000

*These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.*