



INNES & MACKAY
SOLICITORS ESTATE AGENTS NOTARIES



NEW HOUSE, BY WEST DRUMMOND, WHITEBRIDGE, IV2 6UP

This is an excellent opportunity for anyone looking for a modern property in a superb rural location nestled in mature woodland extending to approximately 6 acres. The one and a half storey detached villa which has been finished to a high standard, has a floor area of 149.3 sqm providing four bedroom accommodation with a large family kitchen and two public rooms. The property is double glazed and has oil fired central heating and benefits from pine doors and skirtings giving a pleasing finish. To the side, is an integral garage is accessed from both the house and garage door.

HALL, LOUNGE, DINING ROOM, KITCHEN, CLOAK ROOM,
UTILITY ROOM, 4 BEDROOMS, 1 EN-SUITE SHOWER ROOM,
SHOWER ROOM. FULLY DOUBLE GLAZED. OIL FIRED CENTRAL
HEATING. INTEGRAL GARAGE. APPROX SIX ACRES OF LAND

FIXED PRICE £240,000

HSPC REF. NO. 40935

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GARDENS

The house sits on a site which includes approximately six acres of mature woodland. The access drive leads in from the main road which is shared with West Drummond View, allowing good parking and turning facilities.

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 located on the left hand side.

HALLWAY

Located off the hallway are the lounge, kitchen, cloakroom, and bedroom four. Stairs give access to the first floor landing. There is a good sized under stair cupboard providing good storage.

CLOAKROOM

Approx. 1.49m x 1.20m

The cloakroom is furnished with a WC and wash hand basin. Extractor fan.

LOUNGE

Approx. 5.20m x 4m

Bright room with a window to the front and access



through to the dining room. Coal effect fire on a marble hearth with attractive wood surround provides an attractive focal point to this room.

DINING ROOM

Approx. 3.20m x 3.11m

The dining room has window to the rear and a door giving access through to the kitchen.

KITCHEN/FAMILY ROOM

Approx. 6.3m x 3.11m

This is a good sized room with French patio doors out to the rear and space for dining. The kitchen is fitted with modern floor based units and wall mounted cupboards providing good storage and working areas. Integrally fitted are the dishwasher, and electric hob with oven under and cooker hood above. Space for fridge. Window to rear. Door leads off to the utility room.

UTILITY ROOM

Approx. 2.14m x 1.77m

The utility has a floor based unit housing a stainless steel sink with drainer, together with space and plumbing for automatic washing machine and tumble dryer. There is a good sized drying room which also provides good storage. Part glazed door opens into the integral garage.

BEDROOM 4 / STUDY

Approx. 3.04m x 3m

Bedroom four is located to the front of the property and could also be used as a study if required.

FIRST FLOOR LANDING

Stairs give access to the landing from which the three bedrooms and shower room are located. A hatch provides additional storage if required to the unfloored loft space and there is a shelved airing cupboard housing the water tank.

BEDROOM 1 & EN-SUITE SHOWER

Approx. 4.01m x 4m

The master bedroom is a lovely bright room with a window to the front and door leading through to the en-suite shower room. This room benefits from a large fitted wardrobe providing hanging space, shelving and good storage.

EN-SUITE SHOWER

Approx. 2.69m x 2.04m

The en-suite shower is furnished with a 1200 mm shower cubicle housing a mains shower and finished with attractive wet wall sheeting giving a pleasing finish. There is also a WC, and wash hand basin. Velux window to the rear.



BEDROOM 2

Approx. 3.67m x 3.38m

Bedroom two is a double room located to the rear. This room has a double fitted wardrobe providing hanging space, shelving and good storage.

BEDROOM 3

Approx. 3.46m x 3.09m

Located to the front, this double room benefits from a single fitted cupboard which has been shelved providing good storage. Light.

SHOWER ROOM

The shower room is furnished with a WC, wash hand basin and corner shower finished with wet wall and housing an electric shower. If any prospective purchaser would prefer a bath instead of the shower, this can be altered to suit requirements as the plumbing is readily available. Velux to the rear.

HEATING

Oil fired central heating.

GLAZING

Double glazed

GARAGE

Single integral garage.

SERVICES

Mains electricity, private water & drainage,

COUNCIL TAX BAND

To be assessed

ENTRY

By mutual agreement.

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct with client on 01456 486234.

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.