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**BALNALURIGIN  
BALNAIN  
BY DRUMNADROCHIT**



**Charming detached period cottage taking in stunning views towards Loch Meikle and Glen Urquhart. The accommodation is spread over two floors and includes an entrance vestibule, kitchen/diner, lounge, conservatory, shower room, bathroom and 4 bedrooms. There is a detached steading with development potential subject to necessary plans and permissions, and there is an established garden which includes a patio area, parking and woodland.**

**Offers In The Region Of £240,000**



HSPC Reference: 41325.

**The Property Shop**  
**47 Church Street, Inverness**  
Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)





### PROPERTY

Balnalurigin is a detached property located on the elevated site above the village of Balnain in Glen Urquhart. The property has been used as a popular holiday home and had been rented out through "Visit Scotland". A striking feature of the property are the views. The current owner has added on a sun room to fully appreciate the views towards Loch Meikle and down the glen. The accommodation includes a fitted kitchen which has ample space for dining along with a good selection of storage units and fitted white goods. The spacious lounge has an attractive focal point of an open fire and naturally leads through from the lounge into the conservatory which can be used year round. The property has two staircases. There is one rising from the lounge and provides access to bedrooms one and two, the second staircase providing access from the entrance vestibule and provides access to bedrooms three and four. From the vestibule, there are doors to the shower room, and to the bathroom. There is also space for a study area.



### LOCATION

The property is situated in a pleasant rural setting and is above the small village of Balnain. Balnain itself has a

primary school and village hall, and located approximately 6 miles away from Drumnadrochit. Drumnadrochit has a further range of amenities including a High School, medical centre, a number of local shops, hotels, cafes/restaurants.

### DIRECTIONS

From Inverness City Centre proceed along the A82 to Drumnadrochit and on arrival at Drumnadrochit take the Cannich Road, the A831. Proceed along this road to Balnain and after the traffic light, turn right, follow the road up the hill past the school. Proceed up this road and on the left hand side there will be a property with a covered swimming pool evident to this house. Turn right using the turning place and proceed along the track.

### GENERAL DESCRIPTION

The main door of the property opens into the entrance hall.

### ENTRANCE HALL

Approx 3.97m x 1.56m (13'00" x 05'01")

The entrance hall has a door providing access to the kitchen/diner, shower room and the bathroom. The area can be used as a study area. There is a storage cupboard and stairs rising to provide access to bedrooms three and four.

### KITCHEN/DINER

Approx 3.38m x 3.76m (11'01" x 12'04")

The kitchen/diner has underfloor heating, is double aspect with a window to the front and the rear elevation. This room has base and wall-mounted units with recessed lighting and wood panelling on the ceiling. There is an electric hob with double oven, a cooker hood and all of the white goods are included, washing machine/dryer, fridge freezer and dishwasher. The kitchen provides space for dining and there is a door from the kitchen providing access to the lounge.



### **LOUNGE**

Approx 3.75m x 5.31m (12'04" x 17'05")

The lounge has a window to the side elevation and two to the front elevation. An attractive feature of the room is the open fire with stone surround and wooden mantel, and slate hearth. There are two electric heaters and stairs rising to provide access to bedrooms one and two, and an archway to the conservatory.



### **CONSERVATORY**

Approx 2.14m x 3.05m (07'00" x 10'00")

The conservatory has an aspect to the side, front and rear elevation. There is a heater and the best views from this property can be enjoyed from the conservatory.



### **LANDING**

The first landing can be accessed from stairs rising from the lounge and there are doors providing access to bedrooms one and two.

### **BEDROOM 1**

Approx 3.80m x 2.88m (12'05" x 09'05")

Bedroom one is the master bedroom of the property, has a window to the front and side elevation, a coombed ceiling and a heater.



### **BEDROOM 2**

Approx 2.35m x 2.02m (07'08" x 06'07")

Bedroom two has a window to the front elevation, partially coombed ceiling and a heater.

### **LANDING TWO**

Landing two has doors providing access to bedrooms three and four, as well as a Velux window to the rear elevation and a linen cupboard.

### **BEDROOM 3**

Approx 3.83m x 3.33m (12'07" x 10'11")

Bedroom three has a window to the front elevation, a coombed ceiling and a heater.



### **BEDROOM 4**

Approx 2.20m x 3.82m (07'02" x 12'06")

Bedroom four has a window to the front elevation, a coombed ceiling and a heater.

### **BATHROOM**

Approx 2.07m x 2.10m (06'09" x 06'10")

The bathroom is located on the ground floor and can be accessed from the entrance hallway. This room comprises a white wc, wash hand basin and bath with electric shower over. There is a shower screen, a window to the rear elevation, a heated floor and a heater.



### SHOWER ROOM

Approx 1.95m x 1.58m (06'04" x 5.'02")

The shower room has a window to the rear elevation and comprises a wc, wash hand basin and curved shower unit. There is a heated tiled floor, extractor fan, white ladder towel rail heater and a fan heater.



### STEADING

The Steading is located in the garden grounds and has been boarded up by the current owners for safety reasons. This property could hold potential for conversion subject to the necessary plans and permissions.



### HEATING

Electric Total Control Heating.

### EXTRAS

The property is to be sold with all carpets and curtains. All white goods in the kitchen are included.

### SERVICES

Mains electricity and water. Drainage to a private septic tank.

### ENTRY

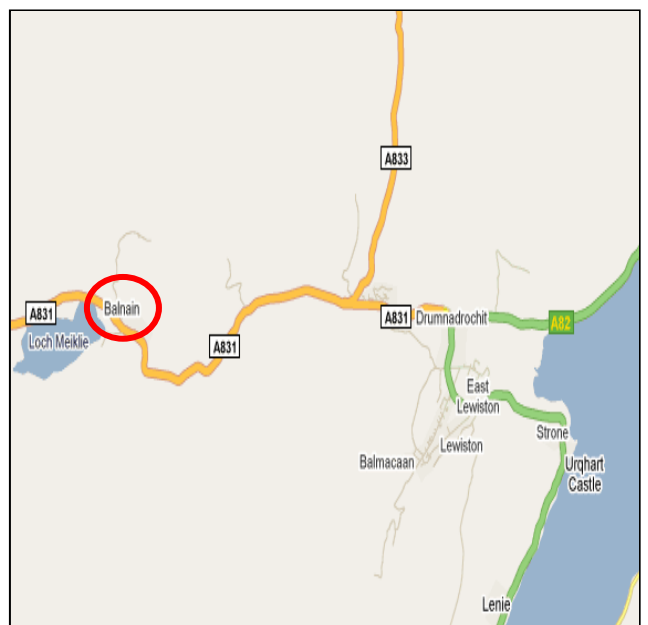
By mutual agreement.

### VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533.

### POSTCODE

IV63 6TL



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**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**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.

### Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.