



BRACKEN BRAE, KILMARTIN, GLENURQUHART IV63 6TN

Deceptively spacious 3 bedroom villa

Entrance Vestibule
Hall
Lounge
Dining Room
Kitchen
Utility Room

Bathroom
3 Double Bedrooms
Shower Room
Oil Fired Central Heating
Double Glazing
Carport

Garden
Additional land extending to 2.91 acres
Lovely views to Loch Meikle and countryside beyond

Offers over £235,000

Enjoying an elevated situation, this deceptively spacious property commands open views to Loch Meikle and the countryside beyond. Benefiting from double glazing and oil fired central heating, this lovely property boasts well-proportioned accommodation and has excellent cupboard provision throughout. The lounge is pleasantly set to the front of the property and is open to the dining area which enjoys patio doors to the side. The kitchen is well fitted and equipped and has a separate utility room off. There is a bedroom and bathroom located on the ground floor with a further two bedrooms and shower room located on the upper floor. Additional land extending in total to approximately 2.91 acres is also included in the sale.



Located approximately 20 miles west of Inverness and in the midst of some of Scotland's most beautiful and unspoilt scenery, Bracken Brae is nestled within the lovely hamlet of Kilmartin. Drumnadrochit is approximately 6 miles distant and has a useful range of amenities including shops, several hotels, eateries, doctors' surgery, secondary school and garage as well as being home to the Official Loch Ness Monster Exhibition and Urquhart Castle. The primary school is in Balnain a short drive away.

Inverness, the main business and commercial centre for the Highlands is an exciting, cosmopolitan city with a thriving local economy reflected in its multitude of amenities and high standard of living. With its excellent road, rail and air links Inverness also boasts superb shopping, a wide choice of restaurants, quality hotels and offers a lively cultural and entertainment scene.

ACCOMMODATION

Steps to the front door.

ENTRANCE VESTIBULE: 1.97m x 1.86m

Windows to either side. Glazed door to Hall.

HALL

Doors to Lounge, Dining Room, Kitchen, Bathroom and Bedroom. Open wooden staircase to First Floor.

LOUNGE: 4.36m x 3.74m

Situated to the front of the property with feature window to front enjoying views to Loch Meikle to countryside beyond. Further window to side. Feature electric stove. Decorative ceiling beams. Door to Hall. Open to Dining Room.



DINING ROOM: 3.63m x 3.28m

Window to rear. Patio door to side. Decorative ceiling beams. Door to Hall.



KITCHEN: 3.55m x 3.27m

Window to rear. Range of wall and base units incorporating display cupboard, under unit lighting and integrated dishwasher. Built-in double oven, hob and extractor. Large shelved fitted cupboard (housing electricity meter). Door to Utility Room.



UTILITY ROOM: 3.96m x 2.18m

Windows to front and rear. Worksurface area with space below for a washing machine and tumble dryer. Chest freezer. Hatch to loft. Ceiling mounted clothes pulley. Cupboard housing water tank. Door to side garden.

BATHROOM: 2.71m x 2.08m

Opaque window to rear. White WC, wash hand basin and bath with Mira Sport shower above. Wall mounted cabinet and shelved unit.



BEDROOM 1: 3.57m x 3.04m

Window to front enjoying views towards Loch Meikle and the countryside beyond. Double fitted wardrobe with shelf and hanging rail.



FIRST FLOOR

Two large shelved cupboards. Doors to Bedrooms and Shower Room.

BEDROOM 2: 3.91m x 3.58m

Dormer window to front enjoying views to Loch Meikle. Two fitted wardrobes with shelf and hanging rail.



BEDROOM 3: 3.91m x 3.14m

Dormer window to front enjoying views to Loch Meikle. Two fitted wardrobes with shelf and hanging rail. Hatch to loft.



SHOWER ROOM: 2.47m x 1.90m

Velux window to front. White suite comprising WC, wash hand basin and cubicle with shower.

CARPORT

Situated to the rear of the property.

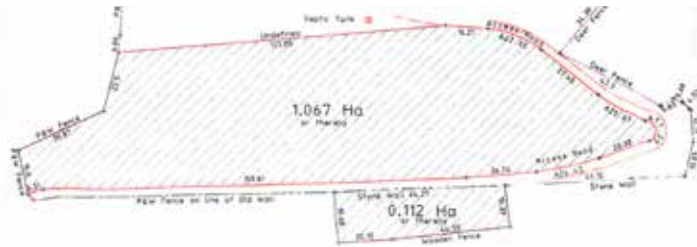


GARDEN

The garden immediately surrounding the property is enclosed and laid to grass whilst the area to the side caters for ample car parking/turning. Shed.

The area of land to the front of the property extends to approximately 0.112 of a hectare (0.276 of an acre) and has been left in its natural environment. Shed.

The remainder of the land surrounds the property and extends to approximately 1.067 hectares (2.636 acres) and is laid to scattered woodland. Various sheds.



EXTRAS

All fitted floor coverings and some curtains, the oven, oven and extractor, dishwasher and chest freezer are included in the asking price.

COUNCIL TAX

The current council tax banding is band E. Please be aware that this may be subject to change upon sale.

SERVICES

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

ENTRY

Available by mutual arrangement.

EPC BAND

Band D.

VIEWING

By appointment through South Forrest Property Department on 01463 250255.

DIRECTIONS

From Inverness take the A82 (Fort William Road) and follow until you reach the village of Drumnadrochit (approx. 15 miles). On entering the village, take the turn off to the right sign-posted Milton & Cannich. Follow this road for just over 5 miles and you will see a sign on your right for 'The Steading Bar & Restaurant'. Take a right here and continue up past 'The Steading'. Follow the road round to the right then continue along. Bracken Brae is the first house on your left.



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