

Lingay, Lewiston

Drumnadrochit, Inverness, IV63 6UW



Offers Over £475,000





Overview

- Spacious detached villa with stunning view of the surrounding countryside
- Immaculately presented and modernised throughout
- Lounge, kitchen, dining room, garden room, utility room
- 6 bedrooms, principal ensuite, bathroom, shower room and WC
- Approx two thirds of an acre ,driveway, detached double garage
- EPC Band D



Description

Unmissable opportunity to purchase a spacious detached villa in a semi-rural location in Lewiston, Drumnadrochit. The property is situated on a generous plot extending to approximately two thirds of an acre which backs onto the river Coiltie. With an open outlook across the surrounding fields and countryside, this fantastic home will appeal to a range of buyers looking for a quality property in a peaceful setting. The current owners have modernised the property throughout, including a new garden room, kitchen, bathrooms, boiler, re decoration, flooring, a new fuse board, soffits, guttering and exterior security lighting. The spacious lounge has a feature wood burning stove and windows on dual aspect. The fitted kitchen has ample units and surface space with a breakfast bar, integrated induction hob, double oven, dishwasher, and fridge/freezer. There is a separate dining room, which comfortably seats a large dining table, and double doors which open to the bright garden room overlooking the rear garden. Continuing on the ground floor are 3 bedrooms, principal ensuite shower room, family bathroom, WC, and a useful modern utility room. Upstairs 3 further double bedrooms and a shower room complete the accommodation. The property has double glazing and oil-fired central heating plus the wood burning stove in the lounge. Outside, there is a gravel driveway leading to the double detached garage which has new mechanised roller doors. There is a large garden to the front which is mainly laid to lawn and bordered by mature shrubs and trees. The peaceful garden to the rear is generous in size and leads down to the River Coiltie, combining lawn with mature trees, shrubs, and fruit trees. Overall, this lovely property is the ideal purchase for those looking for a quality property in an idyllic location.



Room Dimensions

Lounge	(18' 3" x 15' 6") or (5.57m x 4.73m)
Kitchen	(18' 8" x 9' 6") or (5.69m x 2.90m)
Dining Room	(13' 8" x 8' 11") or (4.16m x 2.71m)
Garden room	(12' 1" x 9' 2") or (3.68m x 2.80m)
Shower Room (downstairs)	(7' 5" x 9' 5") or (2.27m x 2.86m)
Utility Room	(5' 9" x 9' 5") or (1.75m x 2.88m)
Wc	(5' 7" x 2' 9") or (1.69m x 0.84m)
Principal Bedroom	(13' 9" x 13' 9") or (4.18m x 4.18m)
Principal Bedroom En Suite	(6' 10" x 9' 4") or (2.08m x 2.85m)
Bedroom 2	(11' 8" x 12' 8") or (3.56m x 3.86m)
Bedroom 3	(8' 2" x 11' 4") or (2.49m x 3.45m)
Bedroom 4	(12' 8" x 7' 8") or (3.86m x 2.33m)
Bedroom 5	(9' 5" x 12' 4") or (2.87m x 3.76m)
Office/Bedroom 6	(9' 5" x 7' 11") or (2.87m x 2.42m)
Shower Room	(6' 10" x 5' 3") or (2.09m x 1.61m)





Floor Area

195m²

Services

Mains electricity, water and drainage. Oil tank. Telephone.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances including electric hob, double oven, extractor, dishwasher and fridge/freezer. Washing machine, tumble dryer. Garden shed.

Council Tax

Band F

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Emma on 07850407884 or 01463 233218.



Tel: 01463 233218

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk

www.tailormademoves.co.uk

