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Solicitors & Estate Agents

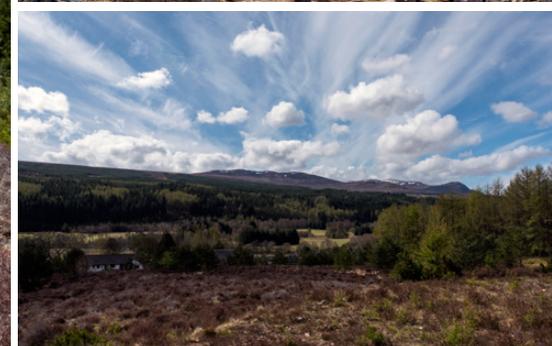
01463 211 116

**Hill House Dalchreichart**

GLENMORISTON, INVERNESS, HIGHLAND, IV63 7YJ



Loch Loyne - Dalchreichart - Glen Moriston - Loch Garry - View from the Property Garden



## *Glenmoriston, Inverness*

Hill House is located in an elevated position in the hamlet of Dalchreichart and enjoys an idyllic rural setting in the midst of the spectacular Glenmoriston landscape. It is within commuting distance of Inverness and equidistant between Fort William, Skye and Inverness, all of which lends the property to be a perfect country home, or an ideal base for a holiday home. Invermoriston is the nearest village, offering a shop, Post Office, cafe and a hotel and further amenities from bars, restaurants, chemist, supermarket and bank can be found in Drumnadrochit and Fort Augustus. Primary and secondary schools are located in both Fort Augustus and Drumnadrochit, and daily transport is provided.

Dalchreichart, Glenmoriston is a hidden gem, offering easy access to the major population centres of Inverness and Fort William, whilst maintaining an idyllic country lifestyle. The surrounding area has a reputation as a fantastic holiday destination, which can be enjoyed at any time of year. There is a diverse range of activities available including water sports on Loch Ness, hill walking, fishing, mountain biking and skiing at Nevis Range in Fort William. Hill House offers delightful, contemporary and spacious living among some of the richest scenery in the Highlands of Scotland.

The home is also surrounded by young forest, and as a result, it enjoys an abundance of wildlife visiting the garden, such as badgers, pine marten red squirrels and even deer.

The property is approximately thirty four miles from Inverness, the capital of The Highlands. Inverness provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, it provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations



## *The Property*

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this modern, immaculately presented four bedroom detached bungalow, built in 2007, providing a contemporary and spacious living environment with superb panoramic views over Glen Moriston to Meall Dubh and surrounding hills.

This accommodation is all one level and consists of a spacious and bright lounge with panoramic views leading through patio doors to the family/dining room with its attractive bamboo floor. The well fitted kitchen comes with quality base and wall units along with a double oven, ceramic hob, integrated fridge freezer and dishwasher. The adjacent utility room has a Bosch washing machine and tumbledryer and access to the rear garden. The master bedroom takes advantage of marvellous views across the Glen and has a large en-suite shower room with quality sanitary ware and body shower with deluge head in a double cabinet. The other three bedrooms are all generously proportioned and keep the Japanese character in their design. The fully tiled marble bathroom is a taste of pure luxury with its deep spa bath, "his and her" hand basins, quality sanitary ware and feature bamboo wall lining.

The property benefits from double glazing and economic electric under-floor central heating with a multi-fuel stove in the lounge.

The house is located in an acre of garden ground over-looking uninterrupted, panoramic mountain views. A large chipped driveway provides parking for a large number of vehicles and leads to the large garage/workshop.

This lovely family home could also make a wonderful retirement or holiday home with excellent letting potential.



*Approximate Dimensions  
(Taken from the widest point)*

Lounge	5.90m (19'4") x 4.40m (14'5")
Kitchen	4.20m (13'9") x 4.10m (13'5")
Dining Room	4.60m (15'1") x 3.40m (11'2")
Utility	2.90m (9'6") x 1.80m (5'11")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.40m (11'2") x 3.40m (11'2")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.80m (9'2")
En-suite	2.90m (9'6") x 1.30m (4'3")

*Gross internal floor area (m<sup>2</sup>)*

162m<sup>2</sup>

*EPC Rating*

E

*Extras*

*(Included in the sale)*

Integrated double oven and hob, fridge freezer, dishwasher, Bosch washing machine and tumble dryer.

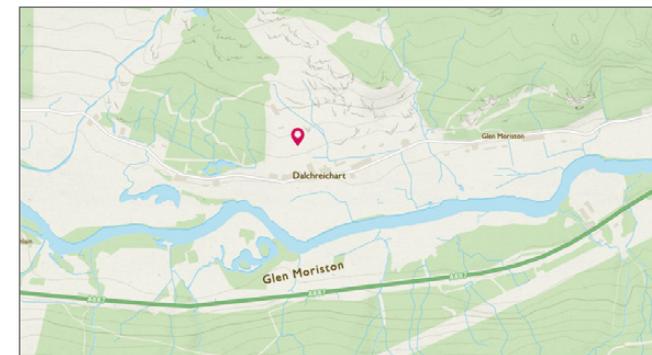
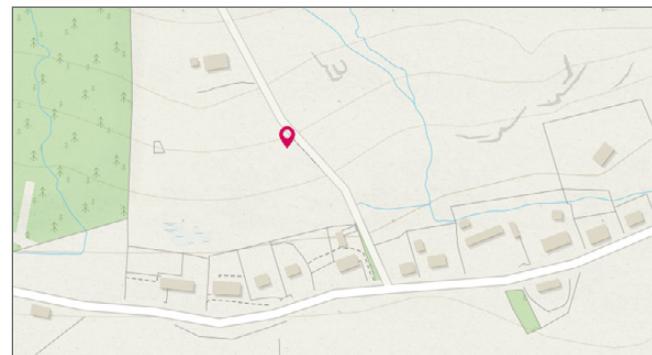


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