



  
Solicitors & Estate Agents  
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## The Firs, 4 Torgoyle Crescent

DALCHREICHART, GLENMORISTON, INVERNESSSHIRE, IV63 7YL





# Dalchreichart

GLENMORISTON, INVERNESSSHIRE, IV63 7YL

The Firs is located in the hamlet of Dalchreichart and enjoys an idyllic rural setting amid the spectacular Glenmoriston. 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, cafe and a hotel. Further amenities from bars, restaurants, chemist, GP surgery, 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 enjoying an idyllic highland 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. This property offers delightful, contemporary and spacious living among some of the richest scenery in the Highlands of Scotland.

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





# The Firs, 4 Torgoyle Crescent

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McEwan Fraser Legal is delighted to present this lovely three-bedroom detached bungalow offering a modern and spacious living environment within the magnificent Highland landscape of Glenmoriston.

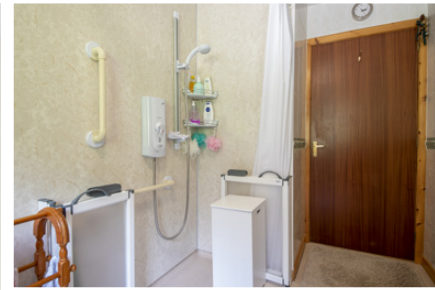
The accommodation is all on one level and consists of a large lounge with separate dining area and patio doors onto the front garden. Fitted kitchen with free-standing AEG electric cooker. The separate utility room comes with a washing machine and second freezer. The master bedroom has a fitted wardrobe, the two additional bedrooms and a family bathroom which has a walk-in wet room complete the rooms. The property also benefits from double glazing and economic electric heating. A spacious 12m x 6m floored loft offers considerable development opportunities.

The house is located in a generous mature garden with a wide variety of colourful trees and shrubs including's areas of shade to protect from the sun. Stone pathways allow easy access to a Greenhouse and 2 other sheds perfect for an avid gardener. A large stoned driveway offers parking for several vehicles at the side of the property.

This lovely property would be a perfect family home, holiday home or relaxing retirement home.

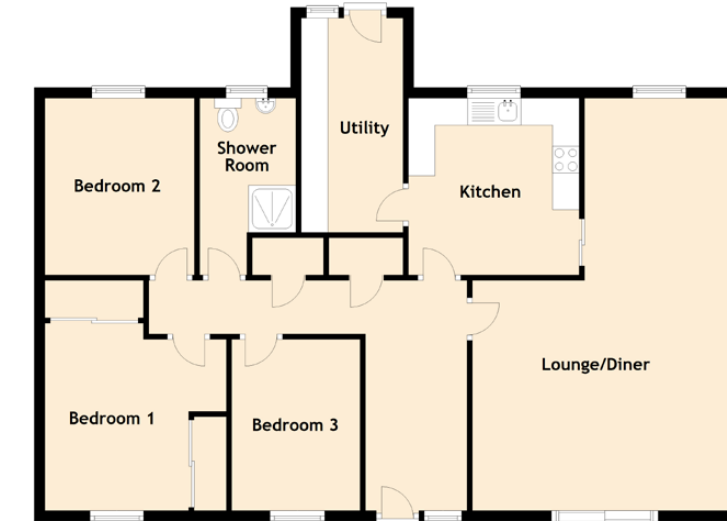






# Specifications & Details

## FLOOR PLAN, DIMENSIONS & MAP



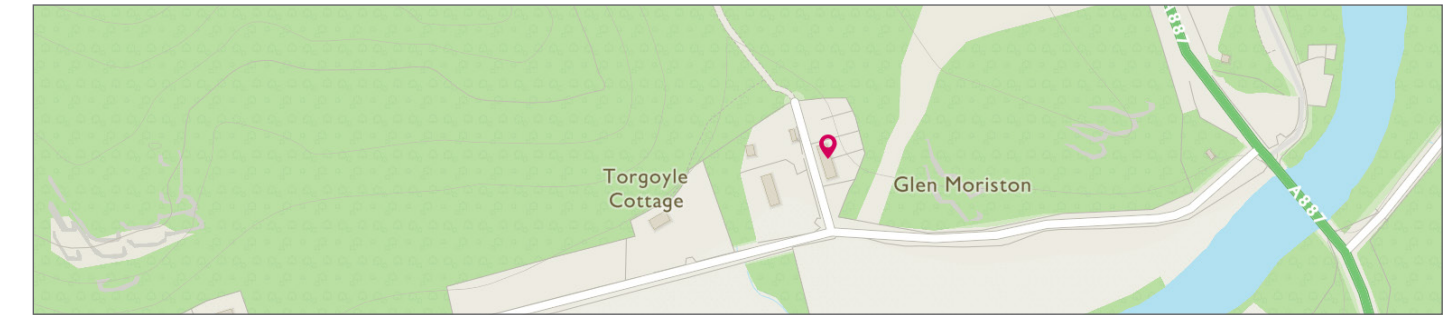
Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	7.70m (25'3") x 4.90m (16'1")
Kitchen	3.30m (10'10") x 3.20m (10'6")
Utility	4.00m (13'2") x 1.20m (3'11")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")
Bedroom 2	3.30m (10'10") x 2.80m (9'2")
Bedroom 3	3.20m (10'6") x 2.40m (7'10")
Shower Room	3.30m (10'10") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Certain items available by separate negotiation.







# McEwan Fraser Legal

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Professional photography & text  
**SCOTT MARSHALL**  
 Photographer/Surveyor



Layout graphics and design  
**ALLY CLARK**  
 Designer