



*A beautifully upgraded three-bed bungalow
with breathtaking Highland views*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Dunelm is a beautifully upgraded three-bedroom detached bungalow located in the picturesque hamlet of Gorthleck, offering some of the most spectacular views the Scottish Highlands have to offer. This home has been modernised to a high standard throughout, making it the perfect blend of modern comfort and rural charm.

THE LOUNGE



Inside, the property features a generous living area that continues to showcase more of the stunning landscape views that define this location.

THE KITCHEN



The spacious open-plan kitchen and dining area is fully upgraded with high-end units and appliances. The dual-aspect windows in this space frame the stunning countryside views, creating a bright and inviting area for family gatherings or entertaining guests.





There are three well-proportioned bedrooms, including a master with an en-suite shower room. The main family bathroom has also been fully modernised with contemporary finishes. In addition to these upgrades, the home benefits from a newly installed water pressure system, a high-end improvement that cost thousands to ensure consistent water flow throughout the house.

THE BATHROOM



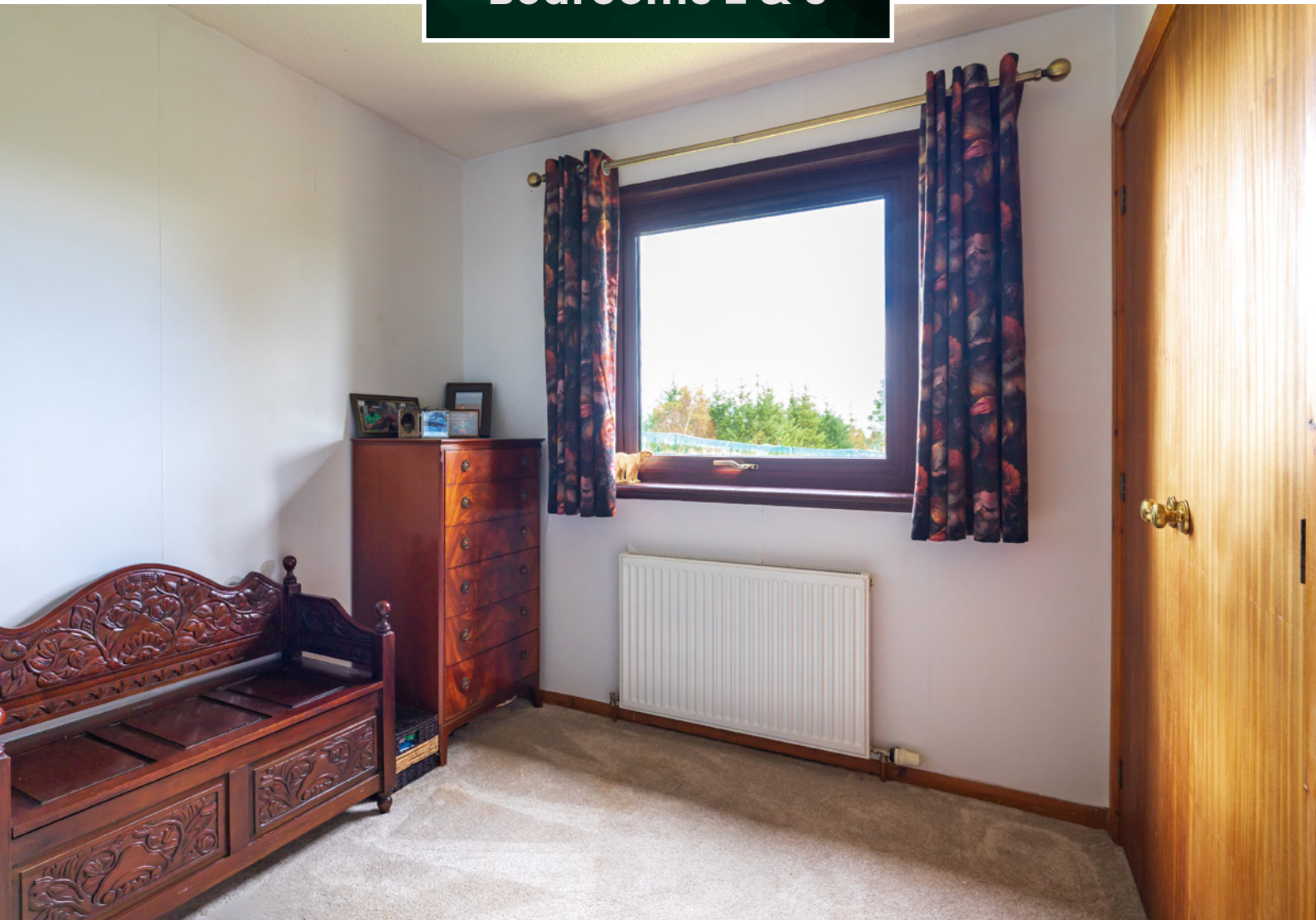


Bedroom 1 & En-suite





Bedrooms 2 & 3





Externally, Dunelm offers a detached double garage, off-road parking for multiple cars, and well-maintained front and rear gardens, all set against the incredible Highland backdrop.

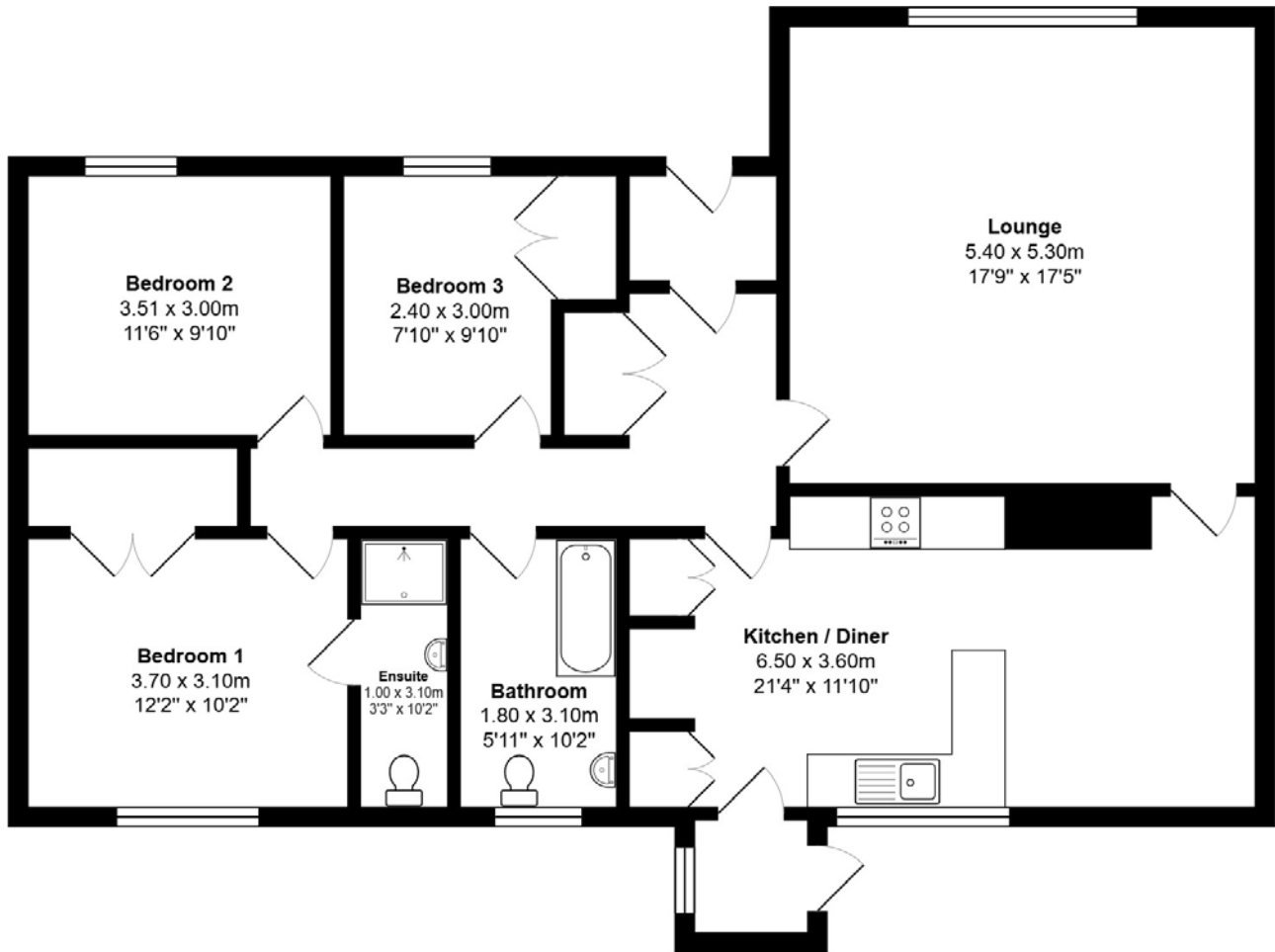
The field next to the house is home to sheep half the year and Highland cows the other half ,so that is your only direct neighbour who might venture up to the fence and say hello.

Whether you want to relax in the peace of the countryside with animals for neighbours or explore the wealth of outdoor activities nearby, this property offers a perfect retreat.

This move-in ready home is a rare find in a truly picturesque location, combining modern living with the beauty of Highland surroundings.

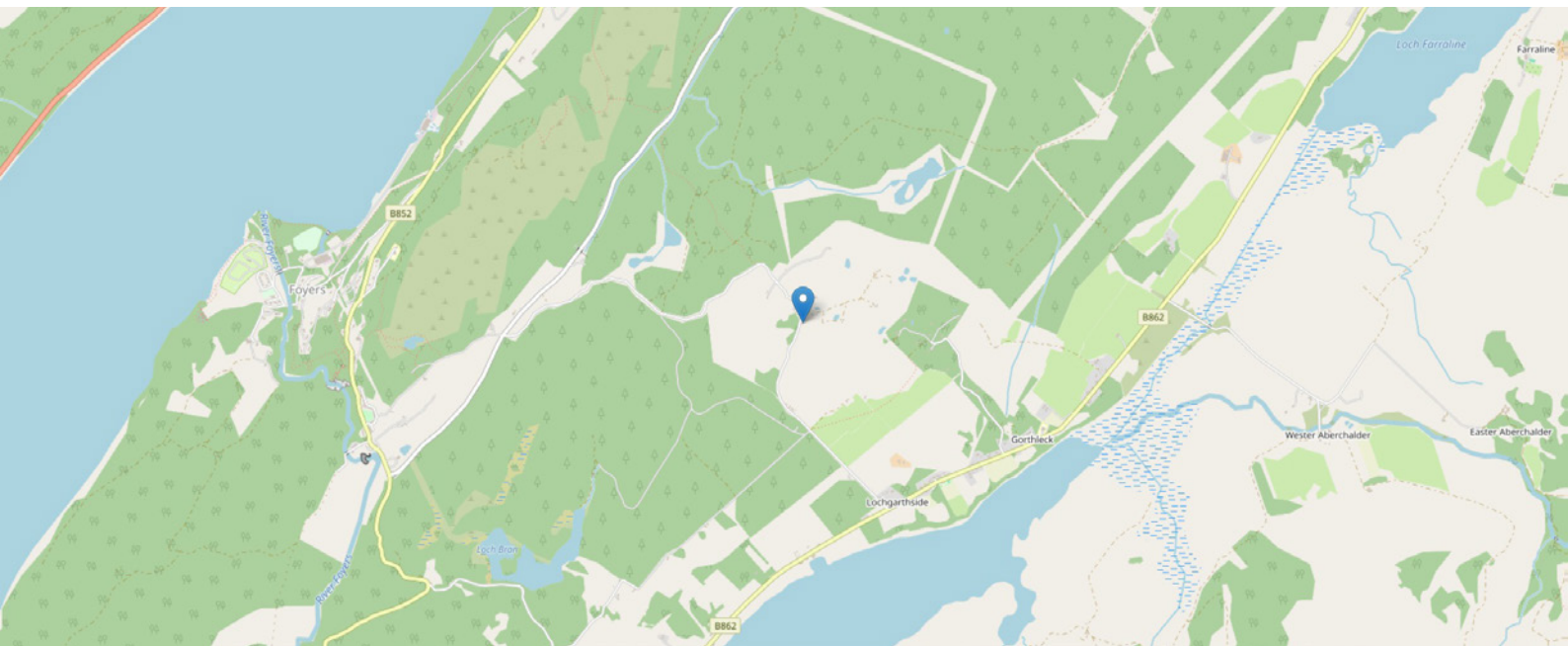


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): TBCm²
EPC Rating: TBC



THE LOCATION

Dunelm is situated in the peaceful hamlet of Gorthleck, nestled at the north end of Loch Mhòr, close to the world-famous Loch Ness. This picturesque area is known for its stunning scenery and offers a variety of outdoor activities, from hillwalking and climbing to horse riding and fishing. Gorthleck itself provides essential amenities including a community hall and primary school.

Additionally, just three miles away in Foyers, you'll find more services and attractions, including the famous Falls of Foyers, a Post Office, Cameron's Tearooms, The Whitebridge pub/restaurant, a farm shop, and a health centre.

For city conveniences, Inverness is only 20 miles away, offering everything from major retail parks to cultural, educational, and entertainment facilities. As one of Europe's fastest-growing cities, Inverness boasts excellent road, rail, and air links, including daily flights to London Gatwick.



THE LOCATION

The Scottish Highlands offer endless opportunities for adventure, with easy access to the Cairngorms National Park and the rugged northwest Highlands, known for their unspoiled wilderness, breathtaking beaches, and towering mountains. Golf enthusiasts will also appreciate the proximity to world-renowned courses such as Royal Dornoch, Nairn, and Castle Stuart, all within a short drive.

Dunelm's location offers the perfect balance of tranquil rural living and access to world-class outdoor pursuits, all within reach of the bustling Highland capital.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.