




McEwan Fraser Legal

Solicitors & Estate Agents

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Above the Glen

DALCHREICHART, GLENMORISTON, INVERNESS, HIGHLAND, IV63 7YJ

The Highlands



Above the Glen is located in a secluded, elevated position in the hamlet of Dalchreichart and enjoys an idyllic rural setting in the midst of the 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. Above the Glen

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, 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.



Loch Cluanie, Loch Loyne, Glen Moriston

Above the Glen



McEwan Fraser Legal are delighted to offer an outstanding opportunity to purchase this recently built (2012) and exquisitely presented four bedroom detached villa. An up-to-date and spacious living environment with the cathedral-style design giving superb panoramic views over Glen Moriston to Meall Dubh and the surrounding hills.

This accommodation is constructed over two levels with the lower floor consisting of spacious and well finished open-plan lounge/family room/kitchen with panoramic views over the glen provided by two sets of patio doors to the front garden. The well-fitted kitchen comes with marble flooring, quality base and wall units along with a Bosch double oven,

ceramic hob, integrated fridge freezer and attractive wooden work surfaces with matching breakfast bar. The adjacent utility room incorporates a washing machine, dishwasher and tumble-dryer and access to the rear garden. The ground floor also has a further two bedrooms with two having beautiful marble en-suite shower rooms. The study could also be used as a dining room or additional bedroom if required. The luxury bathroom is also finished in marble and includes corner spa bath, quality sanitary ware, deluge body shower in double cabinet and "his and hers" vanity unit.

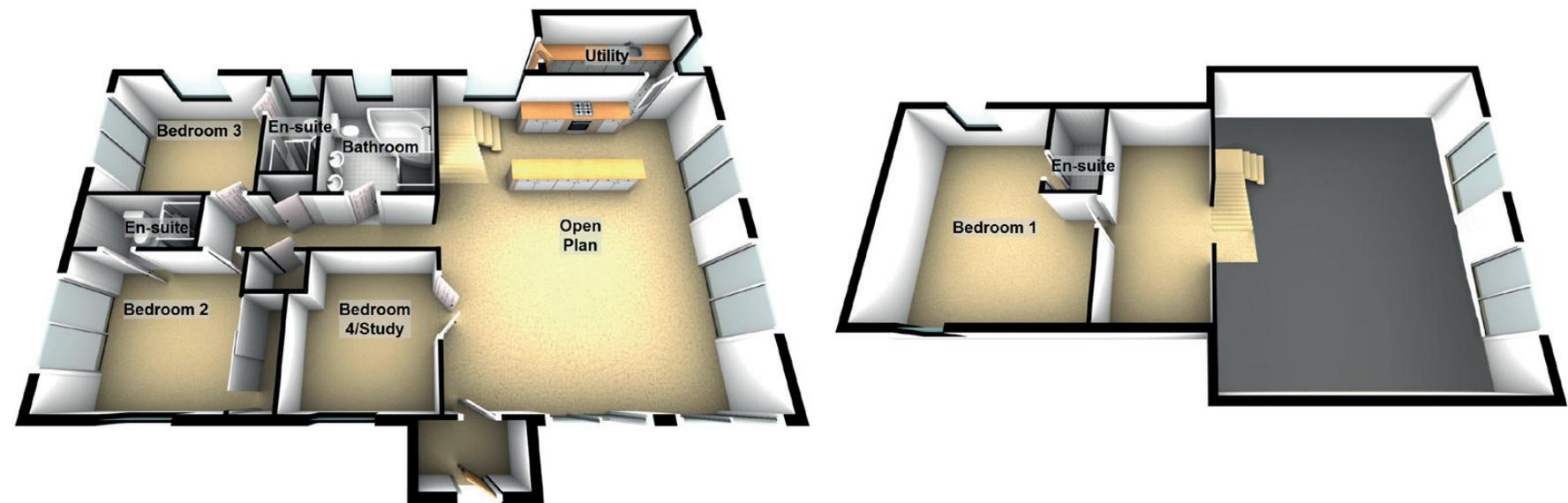
The upper floor has a further large bedroom with en-suite shower room finished in luxury marble. This

floor is completed by a large mezzanine gallery/ lounge area currently used as a media/family area but has almost boundless potential for other uses.

The property benefits from double glazing and economic under-floor central heating with a multi-fuel stove in the lounge. Solar panels assist the heating of the hot water. The house is located in two acres of garden ground with a high level of privacy with uninterrupted, panoramic mountain views. A large chipped driveway provides parking for a large number of vehicles and leads to the garage/workshop. This lovely family home could also make a wonderful retirement or holiday home with excellent letting potential.

"...cathedral-style design giving superb panoramic views over Glen Moriston..."





Approximate Dimensions
(Taken from the widest point)

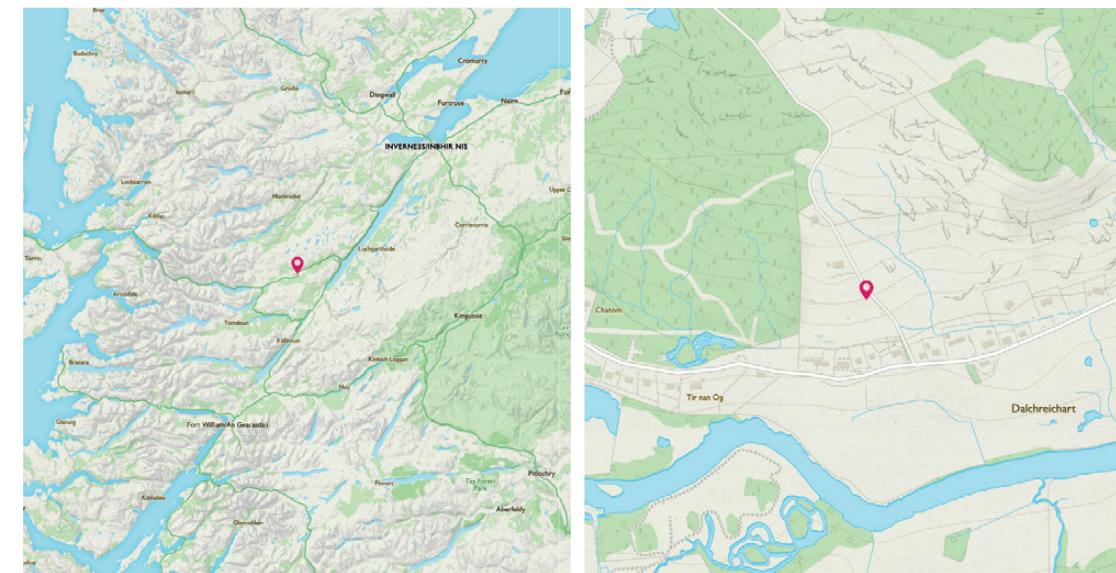
Open Plan	7.70m (25'3") x 6.50m (21'4")
Utility	3.83m (12'7") x 1.80m (5'11")
Bedroom 1	5.20m (17'1") x 4.90m (16'1")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4/Study	3.20m (10'6") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.40m (7'10")

Gross internal floor area (m²) - 154m²

EPC Rating - C

Extras
(Included in the sale)

Oven and hob, fridge freezer, washing machine and tumble dryer. Furnishings may be available by separate negotiation.





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**Part
Exchange
Available**

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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. 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. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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