

Tigh Na Coine

66 BALMACAAN ROAD, DRUMNADROCHIT, IV63 6UR



*A BRIGHT AND VERSATILE
THREE-BEDROOM HOME*



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This detached bungalow is presented in excellent condition and offers thoughtfully designed single-level living with versatile accommodation throughout.

The bright living room is a standout feature, with large picture windows framing views towards the Great Glen, exposed wooden ceiling beams, a log burner, and solid oak flooring, creating a warm, inviting focal point, ideal for relaxing or entertaining guests.







The kitchen, with a dining area, provides a practical space for family meals and casual gatherings, while a useful utility room adds further convenience. A welcoming porch with a seating area is located to the front, offering a peaceful spot to enjoy the surroundings.





Utility Room





The accommodation comprises three double bedrooms. The principal bedroom, located at the front of the property, features a modern en-suite with a mains shower. A study area is located in the hallway near the back door, ideal for home working or managing household tasks without the need for a separate room.







Bedroom 2





Bedroom 3

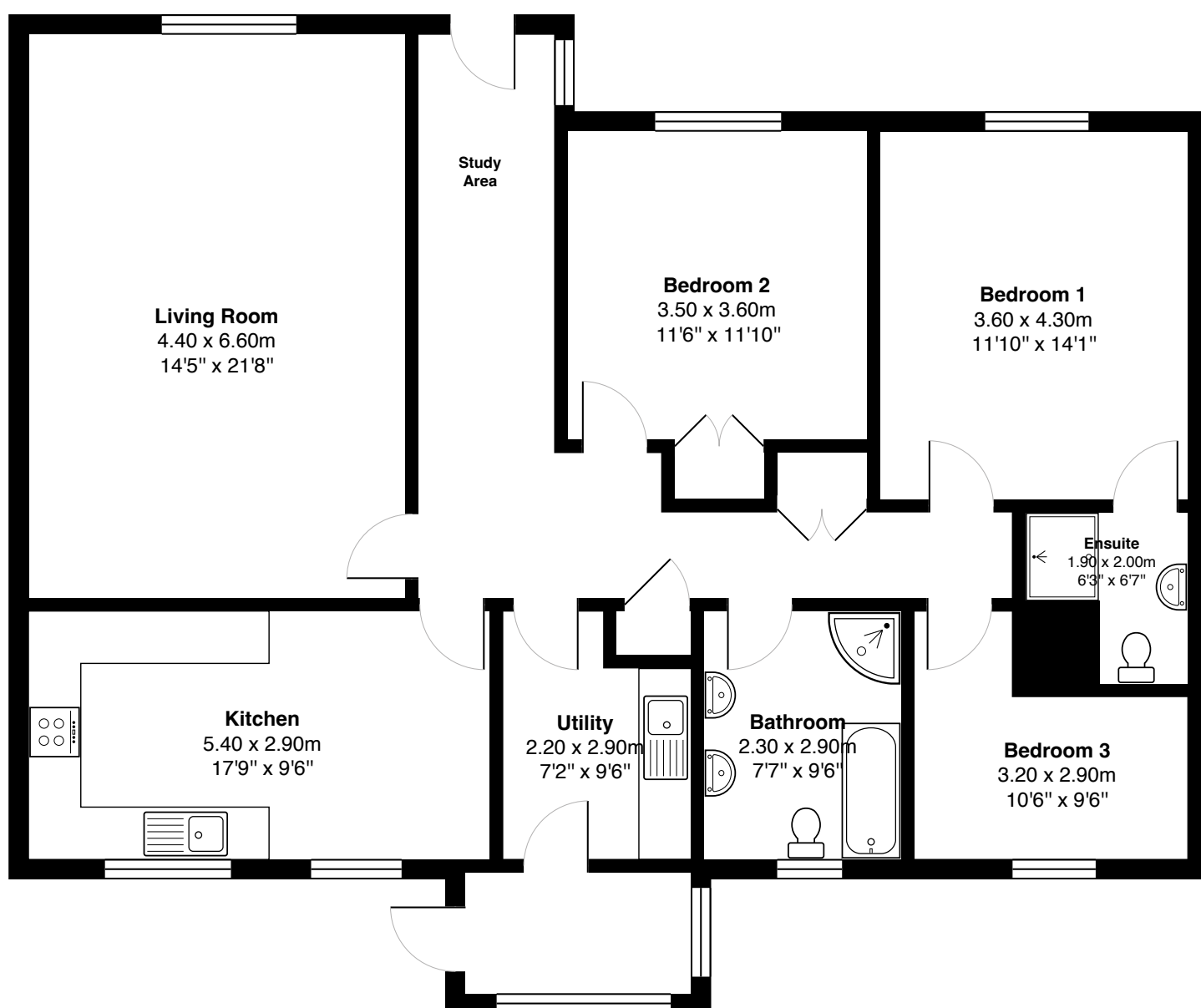




The family bathroom is well appointed, featuring a bath, separate electric shower, and his-and-hers sinks set within a stylish vanity unit, combining comfort with functionality.







Gross internal floor area (m²): 123m²

EPC Rating: D



Set on a generous gated plot, the home features a secure decked area accessed via the back door, perfect for outdoor dining or peaceful relaxation. The fully fenced garden is ideal for dog owners and adds a sense of privacy and security. The gravelled grounds are well established with mature shrubs, trees, and multiple seating areas, creating a private and low-maintenance outdoor retreat.

Notable features include a spacious double garage with power and lighting, ideal for vehicles, storage, or hobbies, and a log store.

The property is equipped with oil-fired central heating via a boiler installed a couple of years ago, and enhanced insulation and solar panels for improved energy efficiency and year-round comfort.

Well located within the Highland village of Drumnadrochit, with amenities, schooling, and Inverness within easy reach, this is a move-in-ready home that blends quality, space, and lifestyle in one of the Highlands' most desirable and accessible locations.

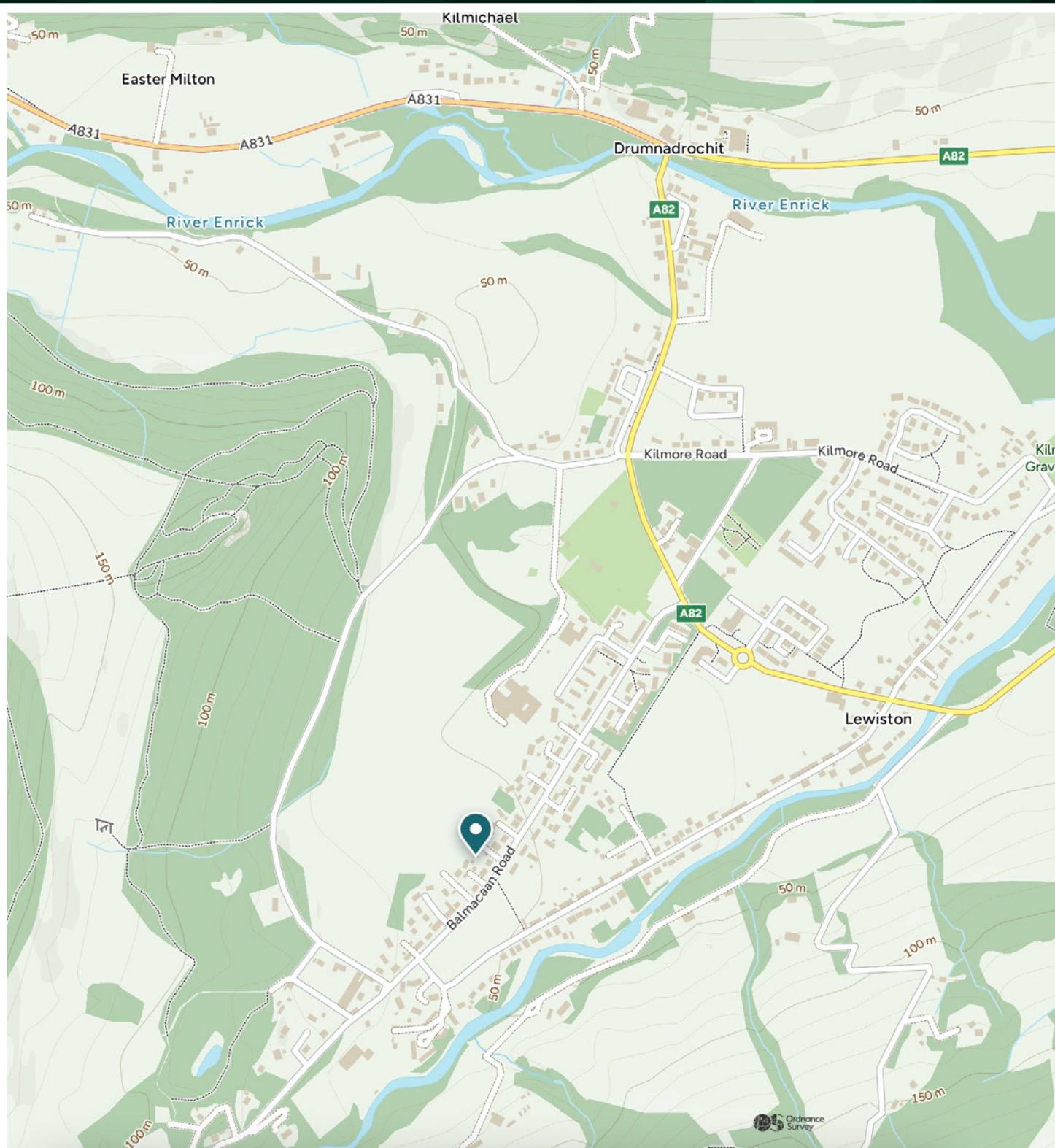




Drumnadrochit is a thriving Highland village set along the western banks of Loch Ness, offering a stunning backdrop for daily life and a lifestyle rooted in both nature and community. Best known for its links to the Loch Ness Monster legend and nearby Urquhart Castle, the area has evolved into a highly desirable place to live for those seeking a balance between peaceful rural living and everyday convenience.

The village itself offers strong local infrastructure, including independent shops, cafes, pubs, restaurants, a pharmacy, a post office, a Co-op, and a medical centre, all within walking distance. Glen Urquhart Childcare Centre (3-13 years), a primary school and Glen Urquhart High School serve the community, providing continuity in local education from early years through to secondary level. For outdoor enthusiasts, the surrounding landscape offers endless opportunities, from forest walks and lochside trails to nearby Glen Affric, a renowned destination for hiking, cycling, and wildlife watching. Drumnadrochit also enjoys an active and welcoming community, with a calendar of local events, sports teams, and cultural activities throughout the year. Whether you're a family, couple, or relocating for a lifestyle change, it's an area that offers a genuine sense of belonging.

The Location



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Part
Exchange
Available



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