




McEwan Fraser Legal
Solicitors & Estate Agents
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Tir-Nan-Og
GLENMORISTON, DALCHREICHART, INVERNESS, HIGHLAND, IV63 7YJ



TIR-NAN-OG, GLENMORISTON

THE LOCATION

Tir Nan Og 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, supermarket, bank and doctors surgeries can be found in Drumnadrochit and Fort Augustus. Primary and secondary schools are 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 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 PROPERTY

McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this unique and spacious 3-bedroom detached bungalow in Dalchreichart with superb panoramic views over the River Moriston to the hills beyond. The property is in walk-in condition.

This accommodation is all on one level and consists of a fitted kitchen (with free-standing Rangemaster cooker and integrated fridge) which overlooks a spacious open plan lounge/dining area with a multi-fuel stove on a stone hearth and door leading onto the patio

garden (perfect for enjoying the peace and tranquillity of this beautiful location). The separate large utility room comes with a washing machine, tumble dryer, freezer, fridge and dishwasher. The master bedroom has an en-suite double shower and sizable walk-in wardrobe. The two additional bedrooms (one with en-suite and fitted wardrobes) and family bathroom complete the rooms. The property also benefits from 12 Solar (Installers Certificate 16-year guarantee remaining) UPVC fascia double glazing (under guarantee) and economic electric heating.



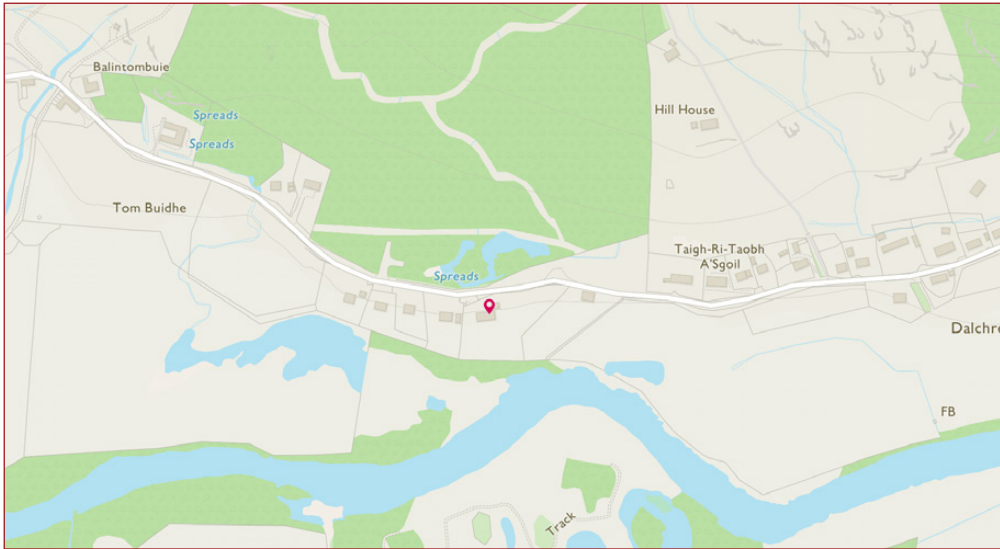
“...with superb panoramic views over the River Moriston
to the hills beyond...”





The house benefits from generous gardens with space for development. Mainly laid to grass and shrubs with a cultivated vegetable growing patch plus associated greenhouses, large shed and log store. An elevated garden seat provides an overview of the magnificent grounds and uninterrupted, panoramic mountain views. At the rear, a large stoned driveway provides parking for several vehicles and leads to a double garage with electric doors.

This lovely property is currently a wonderful family home but equally could be used as a holiday home and the majority of the furniture could be included in the sale if desired. The property would also make an excellent holiday home.



THE DETAILS

Approximate Dimensions (Taken from the widest point)

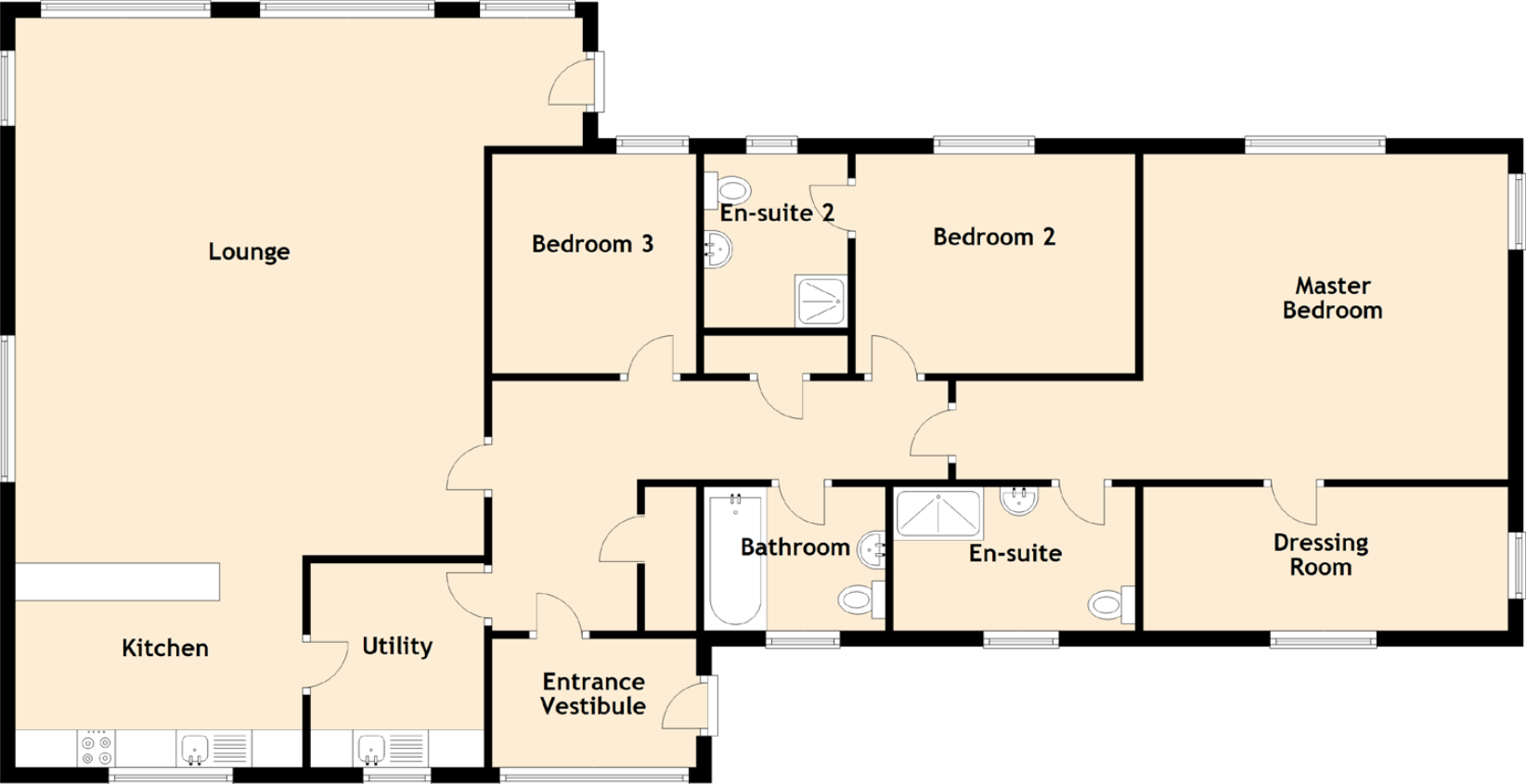
Lounge	7.50m (24'7") x 7.10m (23'4")
Kitchen	3.80m (12'6") x 2.70m (8'10")
Utility	2.70m (8'10") x 2.30m (7'7")
Master Bedroom	7.30m (23'11") x 4.30m (14'1")
En-suite	3.20m (10'6") x 1.90m (6'3")
Dressing Room	4.30m (14'1") x 1.90m (6'3")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
En-suite 2	2.30m (7'7") x 1.90m (6'3")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.50m (8'2") x 1.90m (6'3")

Gross internal floor area (m²): 157m²

EPC Rating: D

Extras (Included in the sale):

Contents are available via separate negotiation





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Part
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