



Solicitors & Estate Agents

### **Torgormack House**

10 TORGORMACK, BEAULY, INVERNESS-SHIRE, HIGHLAND, IV4 7AQ

01463 211 116





#### THE LOCATION - BEAULY INVERNESS-SHIRE, HIGHLAND, IV4 7AQ

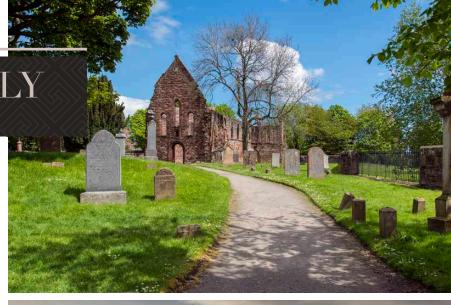
This very attractive property is located in the beautiful rural hamlet of Torgormack, from which it takes its name and is set on an elevated location accessed via a quiet private road with no through traffic. Located just over 3 miles from the village of Beauly, this lovely home is an easily commutable 12 miles from Inverness and only 3 miles to the North Coast 500 internationally famous driving route (NC500).

The name Beauly means "beautiful place" with the village attracting thousands of visitors from all over the world. In addition, it also has a health centre, railway station and offers a wide selection of shops, restaurants, & hotels.

Secondary pupils attend Charleston Academy in Inverness using free council provided transport with younger pupils attending the highly-rated Teanassie Primary School.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest-growing cities in Europe, the city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are a delight to followers of outdoor pursuits with easy access to the winter and summer sports playgrounds of The Cairngorms & Lochaber. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, are close-by with this area boasting some of the most beautiful beaches and mountains in Scotland. Golfers are not forgotten either with some of the most internationally famous, iconic courses such as Royal Dornoch, Nairn and Castle Stuart all within an easy drive.











#### TORGORMACK HOUSE 10 TORGORMACK, BEAULY, INVERNESS-SHIRE, HIGHLAND, IV4 7AQ

McEwan Fraser Legal is delighted to offer a superb opportunity to purchase this beautifully-presented five-bedroom detached villa with one-bedroom annexe. This very spacious property has been designed to take full advantage of the uninterrupted views of some of the Scottish Highlands finest scenery. The provision of large windows, superfast broadband and 4G mobile phone signal make this is a highly desirable contemporary home.

The lower floor opens to a welcoming entrance hallway and leads to a luxurious open-plan kitchen, dining area and sunroom. The kitchen is fitted with a comprehensive range of wall and base units, integrated appliances including wine fridge, Cannon LPG range cooker and Fisher and Paykel double-drawer dishwasher. The kitchen then opens to a large dining area and sunroom, with large sliding glass patio door leading onto a raised, decked terrace. There is a utility room located off the kitchen. The lounge has two panoramic windows and a sliding glass door providing plenty of natural light. The lounge also comes with inset Stovax wood-burning stove and oak flooring. The ground floor is completed by a lower bedroom (currently used as an office) and a WC.

On the upper floor, there are four generous bedrooms with the master bedroom having ample storage space and a sumptuous en-suite bathroom (with underfloor heating, separate shower and Villeroy and Boch whirlpool bath). The guest bedrooms all feature fitted wardrobes with one having an en-suite shower room. The opulent family bathroom comes with underfloor heating, large bath and walk-in shower.



"... DESIGNED TO TAKE FULL ADVANTAGE OF THE UNINTERRUPTED VIEWS OF SOME OF THE SCOTTISH HIGHLANDS FINEST SCENERY ..."























## TES S . . Ś BEDROOM









Garage Sun Room

"... BEAUTIFULLY-PRESENTED FIVE-BEDROOM DETACHED VILLA WITH ONE-BEDROOM ANNEXE ...."





## SPECIFICATIONS & DETAILS

FLOOR PLAN & DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Sitting Room Kitchen/Dining Room Utility Office/Bedroom Master Bedroom Bedroom 2 Bedroom 3 Bedroom 4 Bathroom Garage 7.76m (25'6") x 4.19m (13'9") 8.76m (28'9") x 7.76m (25'6") 3.88m (12'9") x 2.60m (8'6") 3.87m (12'8") x 3.37m (11'1") 4.85m (15'11") x 4.80m (15'9") 4.00m (13'1") x 3.60m (11'10") 4.49m (14'9") x 4.10m (13'5") 4.49m (14'9") x 3.59m (11'9") 2.92m (9'7") x 2.79m (9'2") 5.80m (19') x 4.03m (13'3")

Gross internal floor area (m<sup>2</sup>): 247m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Wine fridge, Cannon LPG range cooker and Fisher and Paykel double-drawer dishwasher. Carpets, blinds and fitted floor coverings.



## TORGORMACK ANNEXE

The detached double garage, which is located next to the main property, has two large remote doors and provides excellent storage/workshop space. In addition, the space above the garage is a beautifully appointed self-contained one-bedroom annexe which has been finished to an impressive standard and features floor to ceiling windows and free-standing wood-burning stove.

This thoughtfully planned living environment is a delightful addition to the main home and will suit astute buyers looking for a rental income, studio or space for a family member.

The property benefits from oil-fired central-heating (with new boiler fitted late 2018) and double-glazing.

The tarred driveway leads to a large area allowing parking for several vehicles and leads to the double garage. A single garage/workshop is also included in the sale. 0

The landscaped garden ground extends to an area of approximately 0.69 acres and is laid to lawn offset with gravel and a mature calendar border with a variety of trees and shrubs. An abundance of wildlife and birdlife can be seen from the house, with regular sightings of red kites and buzzards.

This property would make an ideal prospect for a discerning buyer looking for a rural lifestyle within easy reach of services.



# ANNEXE LIVING ROOM, KITCHEN & DINING AREA





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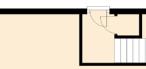
## SPECIFICATIONS & DETAILS FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Garage Bedroom

Gross internal floor area (m<sup>2</sup>): 247m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Wine fridge, Cannon LPG range cooker and Fisher and Paykel double-drawer dishwasher. Carpets, blinds and fitted floor coverings.



Garage

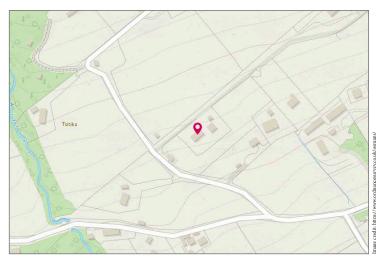
8.40m (27'7") x 7.80m (25'7") Living Room, Kitchen & Dining Area 7.80m (25'7") x 4.08m (13'5") 4.11m (13'6") x 3.01m (9'10") Directions to Torgormack House from Beauly Final approach. Head south from Beauly on the A862 for approximately 1 mile. Turn right onto the A831. Then follow final approach below.

Directions to Torgormack House from Inverness.

Head towards Beauly on the A862 for approximately 12 miles. Take the A831 after the Lovat Bridge. Then follow final approach below.

Follow the A831 west about 2 miles after leaving Wester Balblair. Take the road to the RIGHT, signposted 'Torgormack'; by Kilmorack Hall, the red corrugated building. Proceed up the hill to the 'T'-junction. Turn LEFT. Continue uphill, keeping right at the fork, and take the SECOND track to the RIGHT (look for the wooden 'Torgormack House 10' sign). The property is the first on the RIGHT; the signposted entrance is down the metalled drive.





















#### Solicitors & Estate Agents

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