




McEwan Fraser Legal
Solicitors & Estate Agents
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Fairview Lodge
THE TURNS, FOYERS, INVERNESS, IV2 6XU



THE LOCATION

This very spacious property is located in a country location, sitting on just under one acre between upper and lower Foyers, in an elevated position overlooking Loch Ness. There are several local facilities including a post office, restaurant, shop, hotel, farm shop and health centre. Foyers Primary School provides junior schooling with senior pupils attending the recently built Inverness Royal Academy using free Highland Council supplied transport.

The area boasts stunning scenery and provides a multitude of recreational activities and

outdoor pursuits from hillwalking and climbing to horse-riding and fishing.

Inverness, 20 miles away, 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 Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities.





McEwan Fraser Legal are delighted to offer a very rare opportunity to purchase this very spacious three-bedroom detached house with amazing panoramic views across Loch Ness. Finished to a high standard, this attractive

home is located in the popular village of Foyers, near Inverness and is currently operated as a very successful holiday letting property. The accommodation has been constructed over two levels with the

lower accommodation consisting entrance vestibule, dining room, substantial and bright lounge with bay window & marble feature fireplace, breakfasting kitchen with LPG range cooker & dishwasher, WC, utility room with double sink. There is

a large sun room which could also be used as an additional lounge. The upper floor comprises of three good-sized bedrooms, two bedrooms with en-suite showers rooms and a third bedroom has a Jack & Jill

arrangement with the adjacent family bathroom. The family bathroom has a separate shower cabinet in addition to the bath. The property benefits from gas (LPG) central heating with underfloor

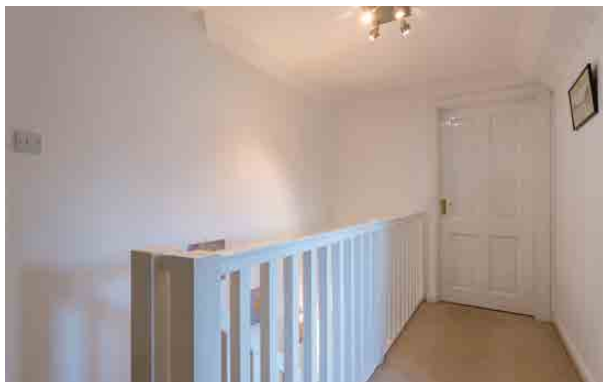
heating on the lower floor and double-glazing. A secluded private drive leads the property which has a chipped parking area allowing parking for several vehicles. There are outdoor

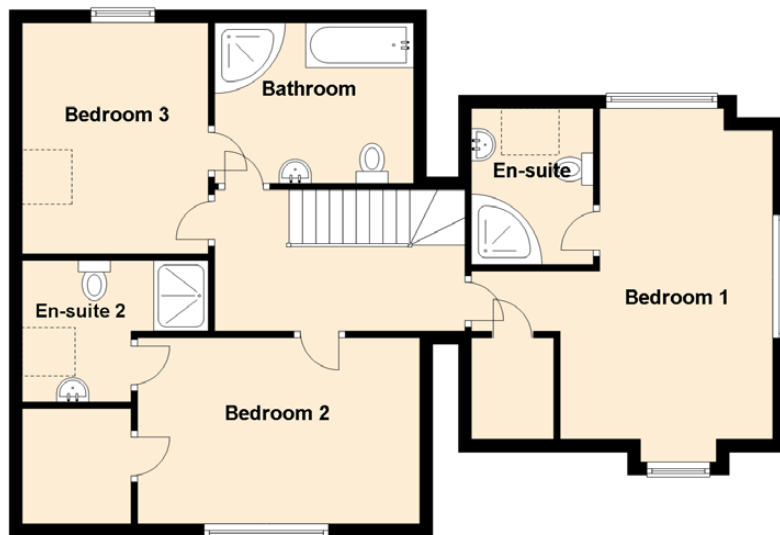
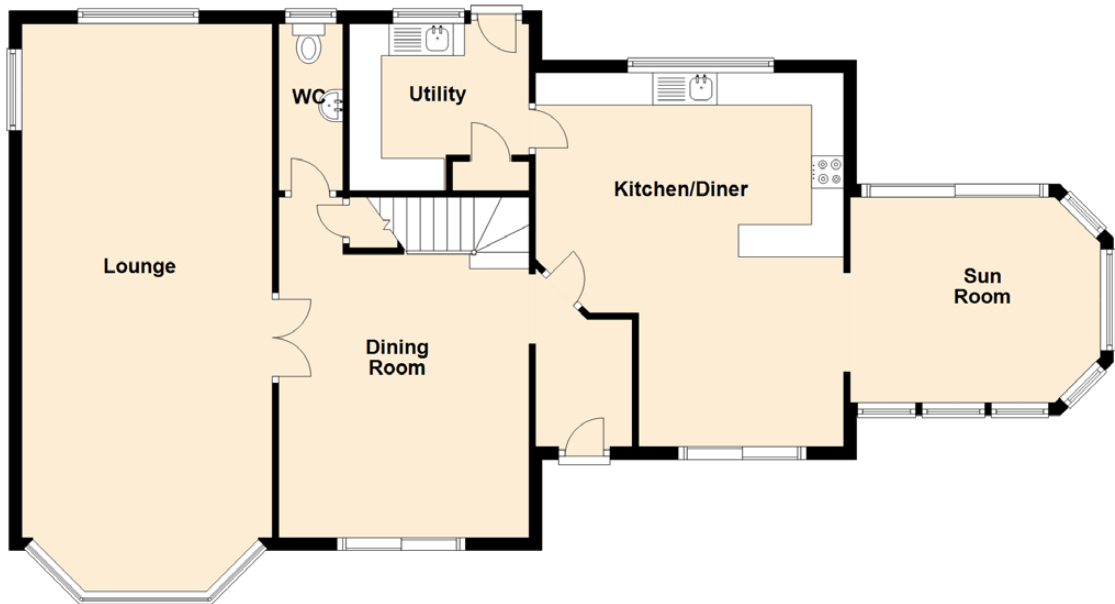
seating areas including one next to the hot tub on the raised decking overlooking the loch. This property is located in a very scenic location on South Loch Ness and would make a splendid

family home with holiday letting or bed & breakfast opportunities. In recent years the property has been run as a very successful holiday letting business with substantial yearly returns.

KITCHEN/DINER







Approximate Dimensions (Taken from the widest point)

Lounge	9.00m (29'6") x 3.90m (12'10")
Kitchen/Diner	5.59m (18'4") x 4.80m (15'9")
Dining Room	5.30m (17'5") x 3.90m (12'10")
Sun Room	3.90m (12'10") x 3.20m (10'6")
Utility	2.80m (9'2") x 2.50m (8'2")
WC	2.50m (8'2") x 1.00m (3'3")
Bedroom 1	5.15m (16'11") x 4.70m (15'5")
En-suite	2.40m (7'10") x 1.90m (6'3")
Bedroom 2	4.40m (14'5") x 2.90m (9'6")
En-suite 2	2.90m (9'6") x 2.20m (7'3")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Bathroom	3.10m (10'2") x 2.50m (8'2")

Gross internal floor area (m²): 190m²

EPC Rating: D

Extras (Included in the sale): LPG range cooker & integrated dishwasher. The contents of the property may be available by separate negotiation.



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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