

An-Dorain

BHLARAI DH, GLENMORISTON, INVERNESS, HIGHLAND, IV63 7YH



*THREE-BEDROOM, TWO-BATHROOM
BUNGALOW IN A SERENE WOODLAND PLOT*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Nestled within the stunning Highland landscapes, An-Dorain Bhlaraidh invites you to experience a life of serenity and comfort. This exquisite three-bedroom, two-bathroom detached bungalow has been meticulously refurbished by its current owners to offer an exceptional living experience that harmonizes modern elegance with captivating natural surroundings.

As you approach, the gated driveway beckons you into a realm of ample parking space, ensuring convenience for you and your guests. The enchanting entrance porch doubles as a sun room, allowing you to bask in the warmth of sunlight while embracing the panoramic beauty that lies beyond.

The Property

Step into the heart of the home, where a splendid kitchen/diner welcomes you with open arms. Adorned with a breakfast bar area that comfortably seats four, it sets the stage for delightful conversations and culinary creations. The spacious lounge, overlooking the lush garden, provides a tranquil haven for relaxation. A log burner fireplace adds a touch of rustic charm, inviting cosy evenings by the fire.





The Lounge





An oasis of rejuvenation awaits in the family bathroom, where a luxurious bath suite and an overhead shower promise moments of pure indulgence. The master bedroom boasts an en-suite shower room akin to a high-end hotel, radiating sophistication and style.





Bedroom 1







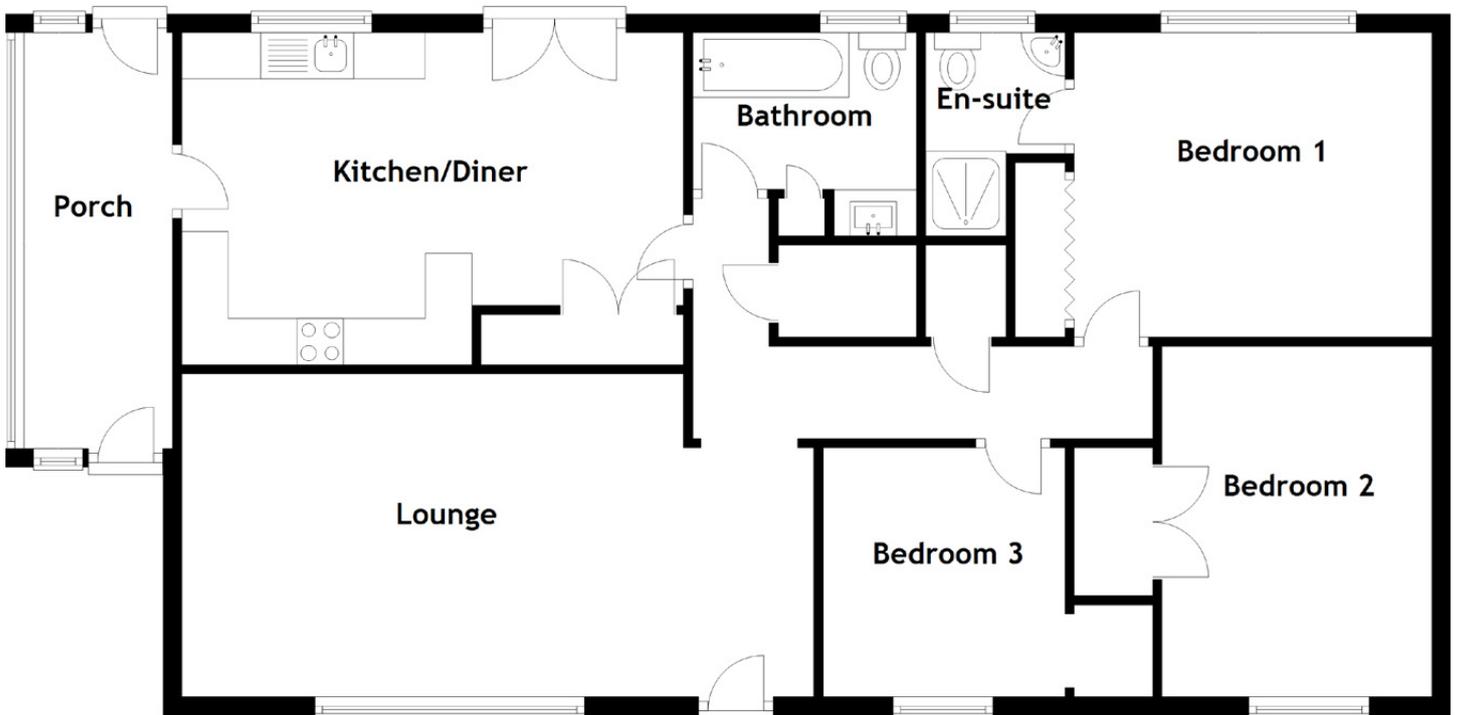
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	6.80m (22'4") x 3.50m (11'6")	En-suite	2.20m (7'3") x 1.50m (4'11")
Kitchen/Diner	5.40m (17'9") x 3.60m (11'10")	Porch	4.51m (14'10") x 1.60m (5'3")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")	Gross internal floor area (m ²): 97m ²	
Bedroom 2	3.80m (12'6") x 2.90m (9'6")	EPC Rating: D	
Bedroom 3	2.70m (8'10") x 2.60m (8'6")		
Bathroom	2.40m (7'11") x 1.70m (5'7")		

Floor Plan



For the discerning hobbyist, a detached double garage doubles as a workshop, while a separate single garage offers ample storage space. The brilliance of An-Dorain Bhlairaidh extends further as the property graces a sprawling wrap-around plot that seamlessly merges with the woodland at the rear. This potential canvas invites dreams of future endeavours, be it holiday let pods



or other ventures, all subject to necessary planning permissions.

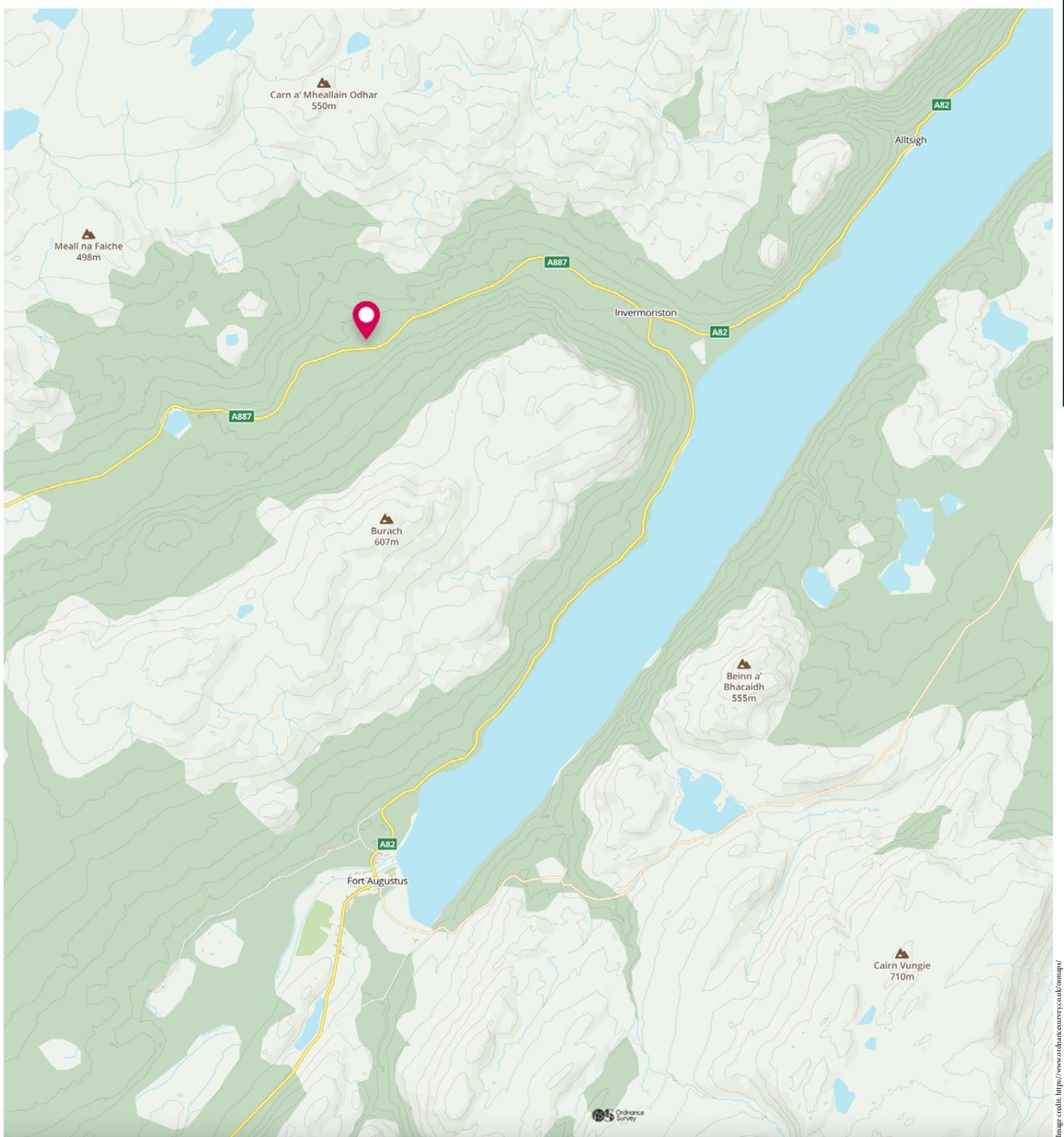
An-Dorain Bhlairaidh is more than a residence; it's an invitation to embrace the Highland's beauty while revelling in the luxury of a fully refurbished bungalow. Experience life anew in this idyllic haven, where nature's grandeur meets refined living.





An Dorain enjoys an idyllic rural setting in the midst of the spectacular Glenmoriston landscape. It is just over 30 miles from the city centre of Inverness and equidistant between Fort William and Skye, all of which creates a perfect location for a holiday home or holiday let with a high level of tourism. The local area around the property enjoys an abundance of wildlife, some even visiting the garden, such as birds, pine marten red squirrels and in the surrounding countryside badgers and deer. Invermoriston is the nearest village, offering a cafe, hotel, community shop and hall and a hotel and further amenities from bars, restaurants, chemist, supermarket and banking facilities 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.

Glenmoriston itself is a hidden gem, offering easy access to the major population centres of Inverness and Fort William, whilst maintaining an idyllic country lifestyle, with a £3.5 million Rewinding centre opened in April 2023 it is the first of its kind in the world. 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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