



*A DETACHED THREE BEDROOM BUNGALOW  
WITH SIMPLY STUNNING VIEWS*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser Legal is delighted to present this three bedroom detached bungalow in the Gorthleck area with some of the Highland's most spectacular views

Inside, the property comprises of:

- A large open plan kitchen/dining area with dual aspect windows with countryside views
- Spacious living area
- Three bedrooms, with an en-suite shower room to the master
- Main family bathroom

In addition to this, the property includes a detached double garage, off-road parking for multiple cars and a front & rear garden. This is an opportunity to acquire a detached Highland retreat with a huge amount of potential with scope to extend in the future (subject to planning permission being granted).







Kitchen/Diner











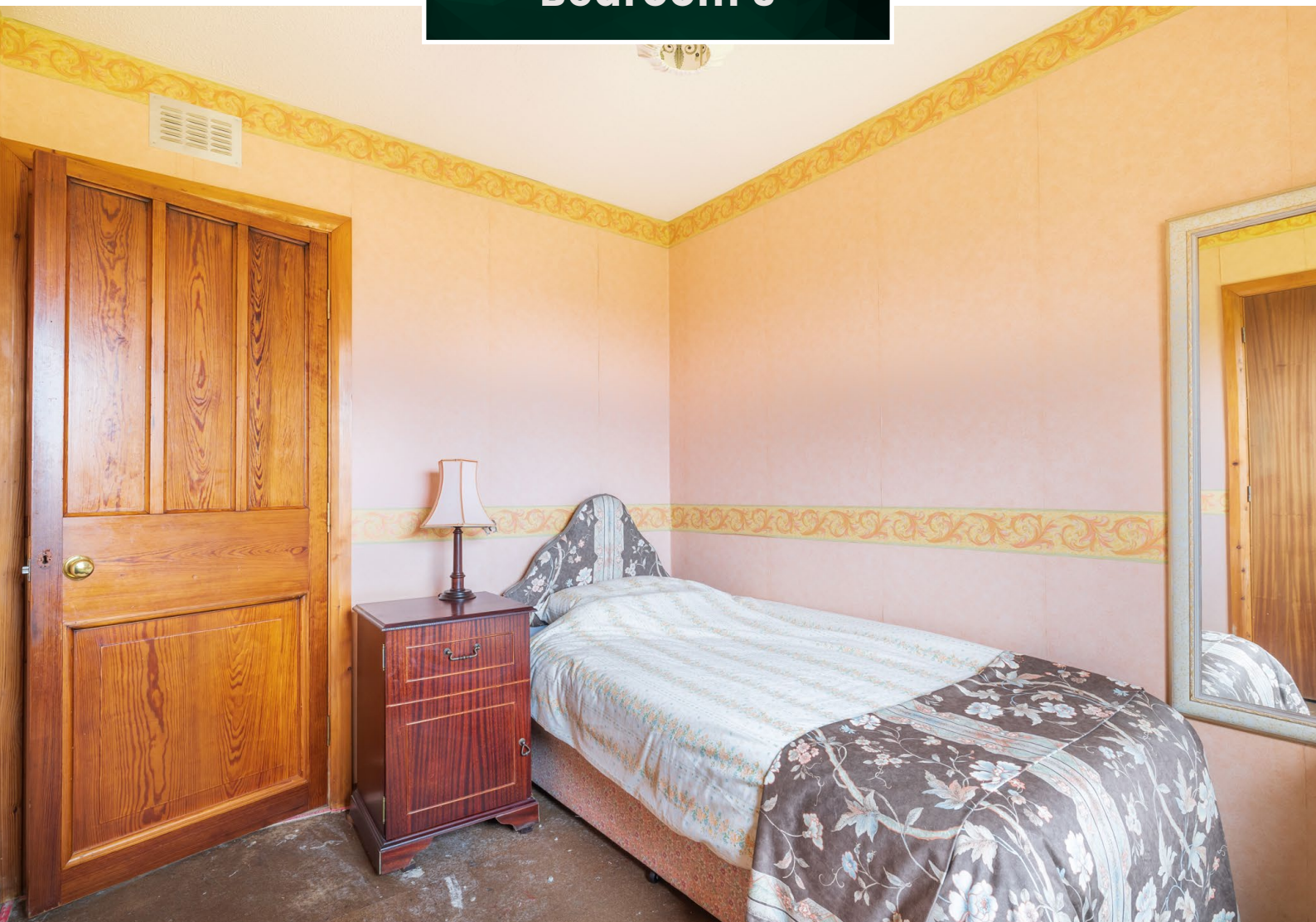
**Bedroom 2**



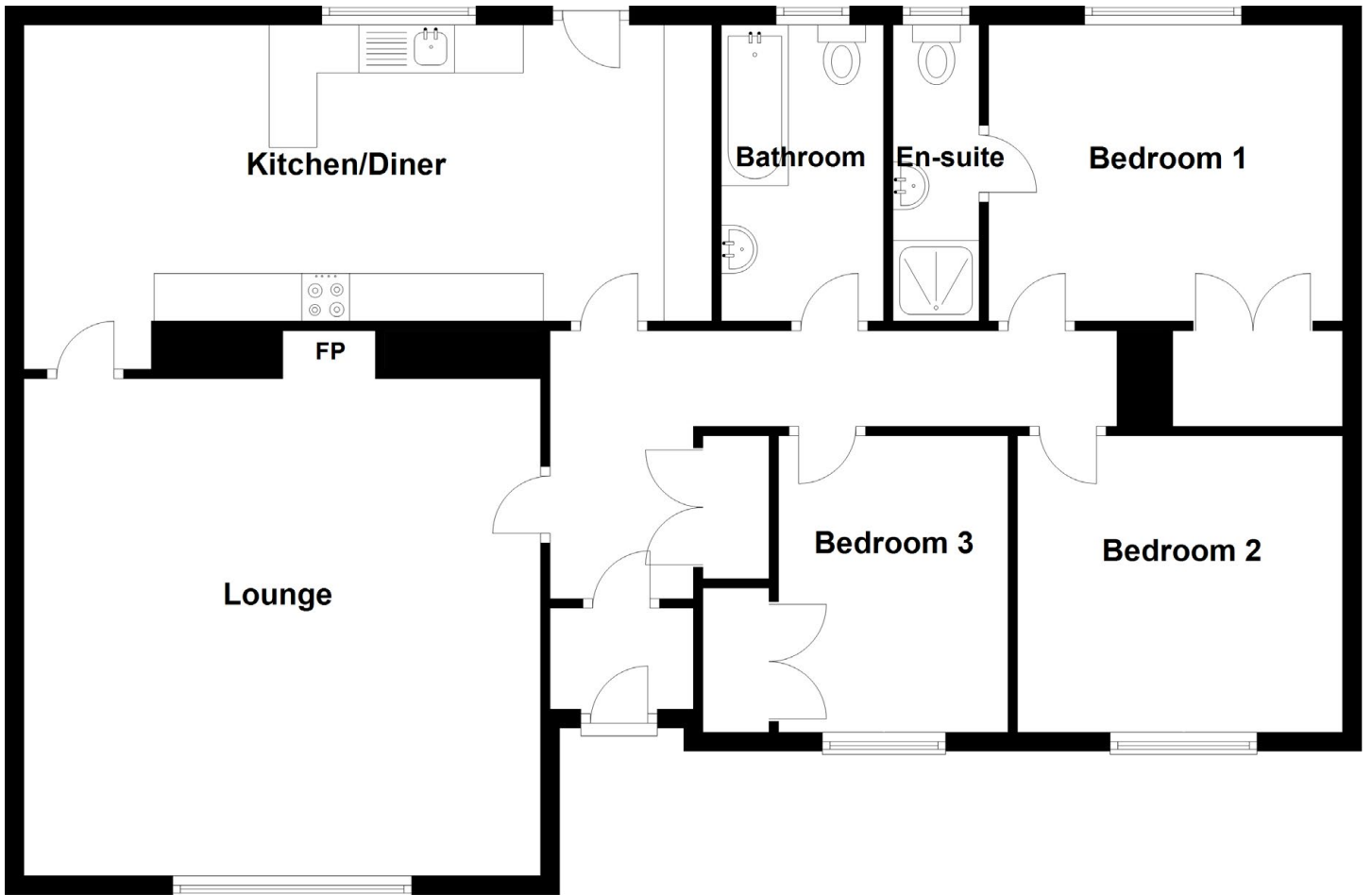




**Bedroom 3**







Approximate Dimensions

(Taken from the widest point)

Lounge	5.40m (17'9") x 5.20m (17'1")
Kitchen/Diner	7.20m (23'7") x 3.60m (11'10")
Bedroom 1	3.70m (12'2") x 3.10m (10'2")
En-suite	3.10m (10'2") x 0.90m (2'11")
Bedroom 2	3.40m (11'2") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 2.40m (7'10")
Bathroom	3.10m (10'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>

EPC Rating: D









---

Dunelm is located in the scattered hamlet of Gorthleck which lies at the north end of Loch Mhòr, close to its more famous neighbour, Loch Ness. The area boasts stunning scenery and provides a multitude of recreational activities and outdoor pursuits from hillwalking and climbing to horse-riding and fishing. Amenities within Gorthleck include a community hall and primary school with further facilities to be found around three miles away in Foyers including Post Office, restaurant, shop, hotel, farm shop and health centre.

Inverness, twenty 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. Inverness is well connected by road, rail and air to other UK and overseas destinations including regular daily flights to London Gatwick.

---



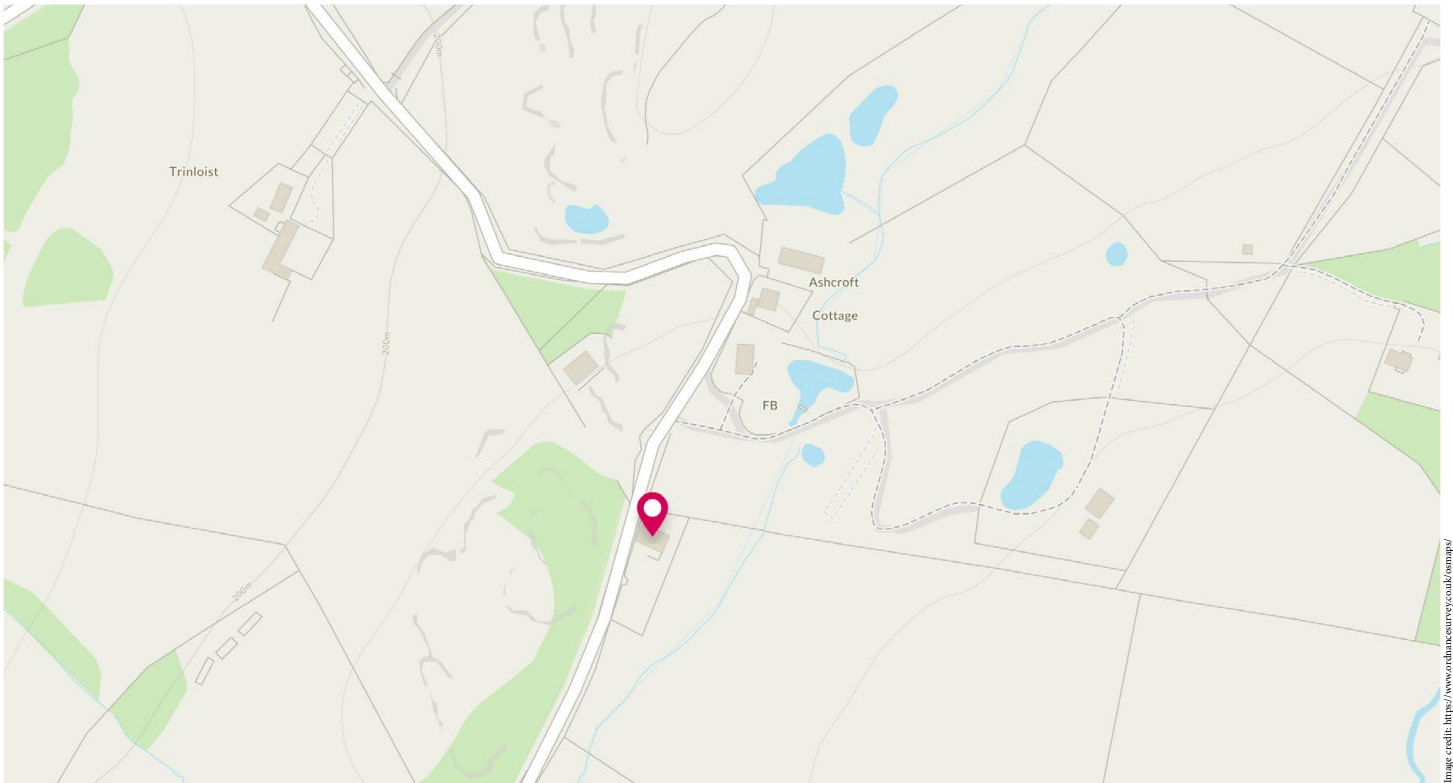
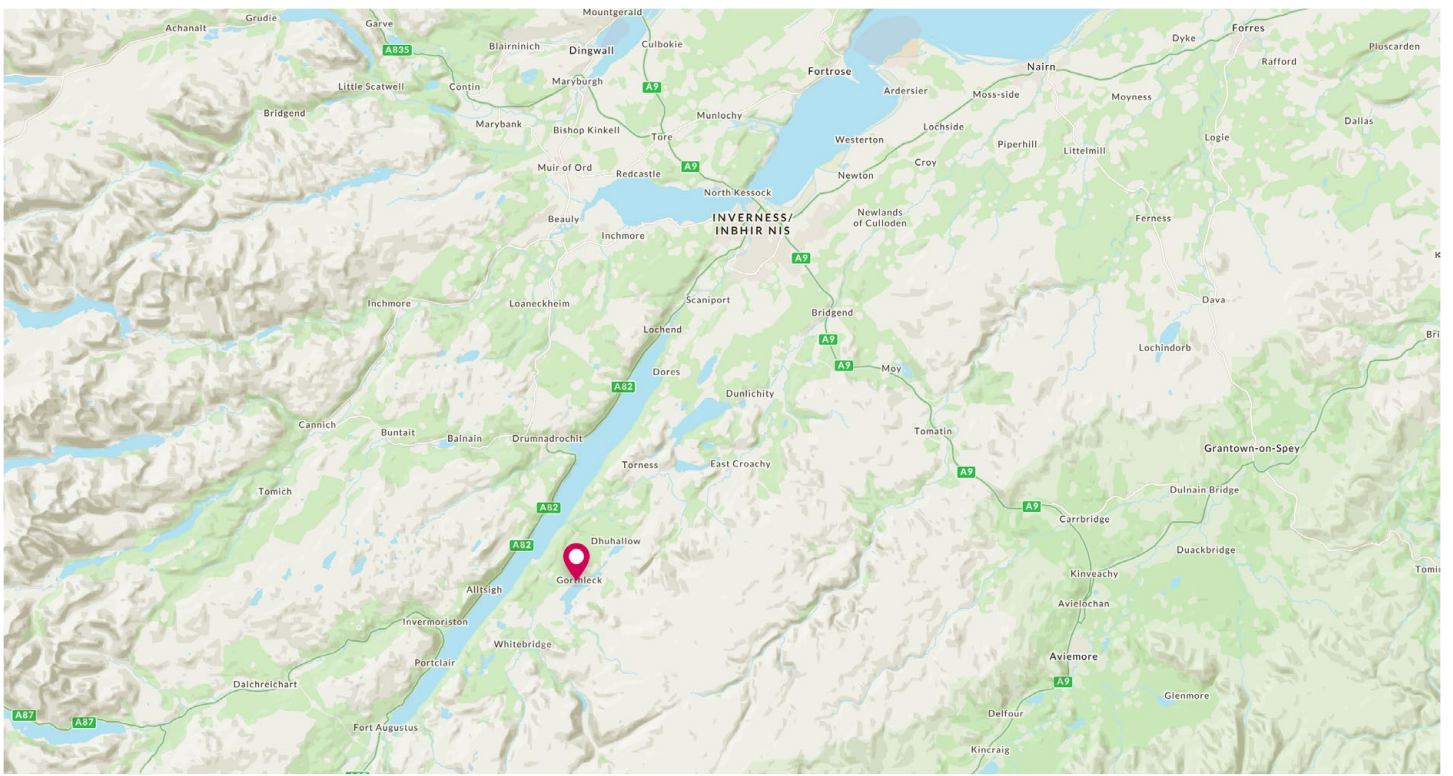


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**



**THE SUNDAY TIMES**  
**THE SUNDAY TIMES**



Text and description  
**CRAIG PETERS**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.