

# 1 Bhlaraidh Cottages

GLENMORISTON, HIGHLAND, IV63 7YH



*GORGEOUS THREE BEDROOM  
SEMI-DETACHED COTTAGE*



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McEwan Fraser Legal is delighted to present this gorgeous 3 bedroom semi-detached cottage, set against the backdrop of some of the area's most beautiful scenery.

The property is in walk-in condition due to the efforts of the current owners who have upgraded and modernised almost everything from top to bottom, and front to back.

Inside, the property comprises of:

- Fully equipped modern kitchen, with matt white units, wood surfaces and dining area
  - Spacious living area with a central feature wood-burner fireplace
  - 1 ground-floor bedroom that could also be used as an office or playroom for children
  - 2 double bedrooms on the 1st floor
  - Stunning shower room
-





**The Lounge**





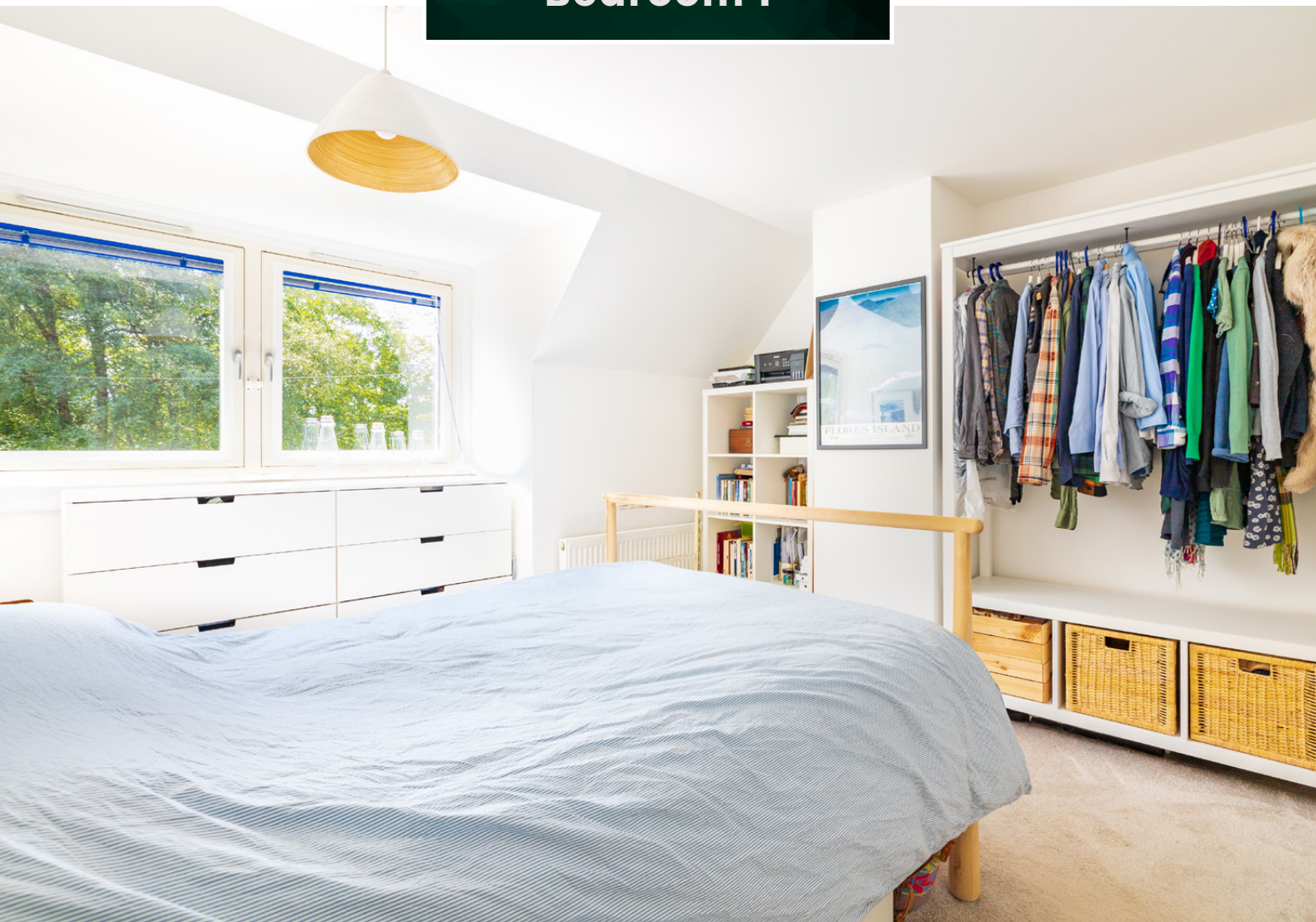
FULLY  
EQUIPPED  
MODERN  
KITCHEN,  
WITH MATT  
WHITE UNITS,  
WOOD  
SURFACES  
AND DINING  
AREA







**Bedroom 1**







**Bedroom 2**







**Bedroom 3**



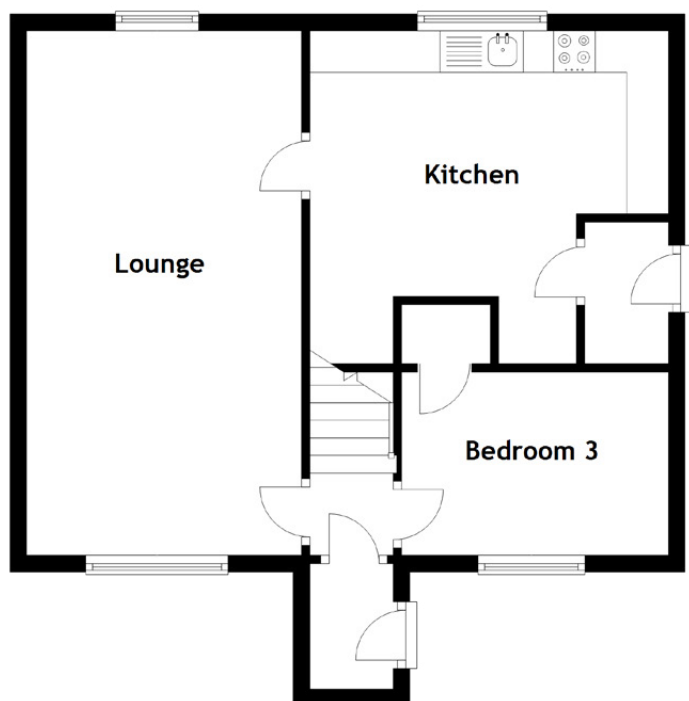




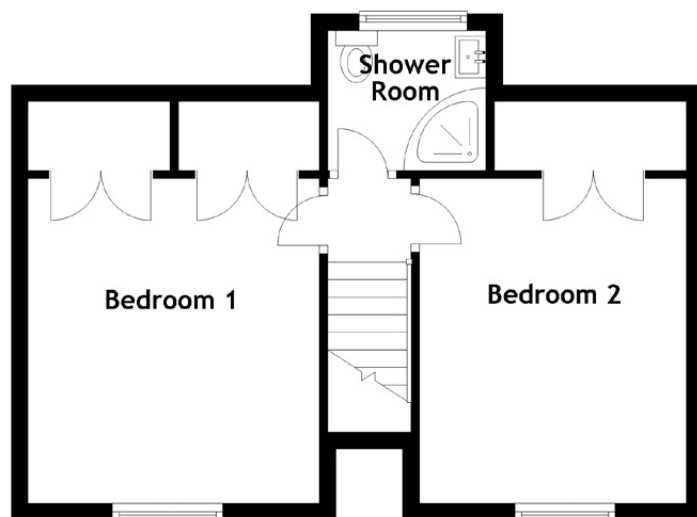




**Ground Floor**



**First Floor**



Approximate Dimensions

(Taken from the widest point)

Lounge	6.30m (20'8") x 3.30m (10'10")
Kitchen	4.30m (14'1") x 4.00m (13'1")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")

Shower Room	1.90m (6'3") x 1.68m (5'6")
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Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: E



In addition to this, the property includes space for multiple cars to park, a wooden storage area. As well as a lovely rear garden, the front garden is a nice place to sit out and enjoy the surroundings. This is a simply amazing location, which as well as being a great family home, it would be an ideal base in the Highlands for someone or a very lucrative holiday let investment going forward.







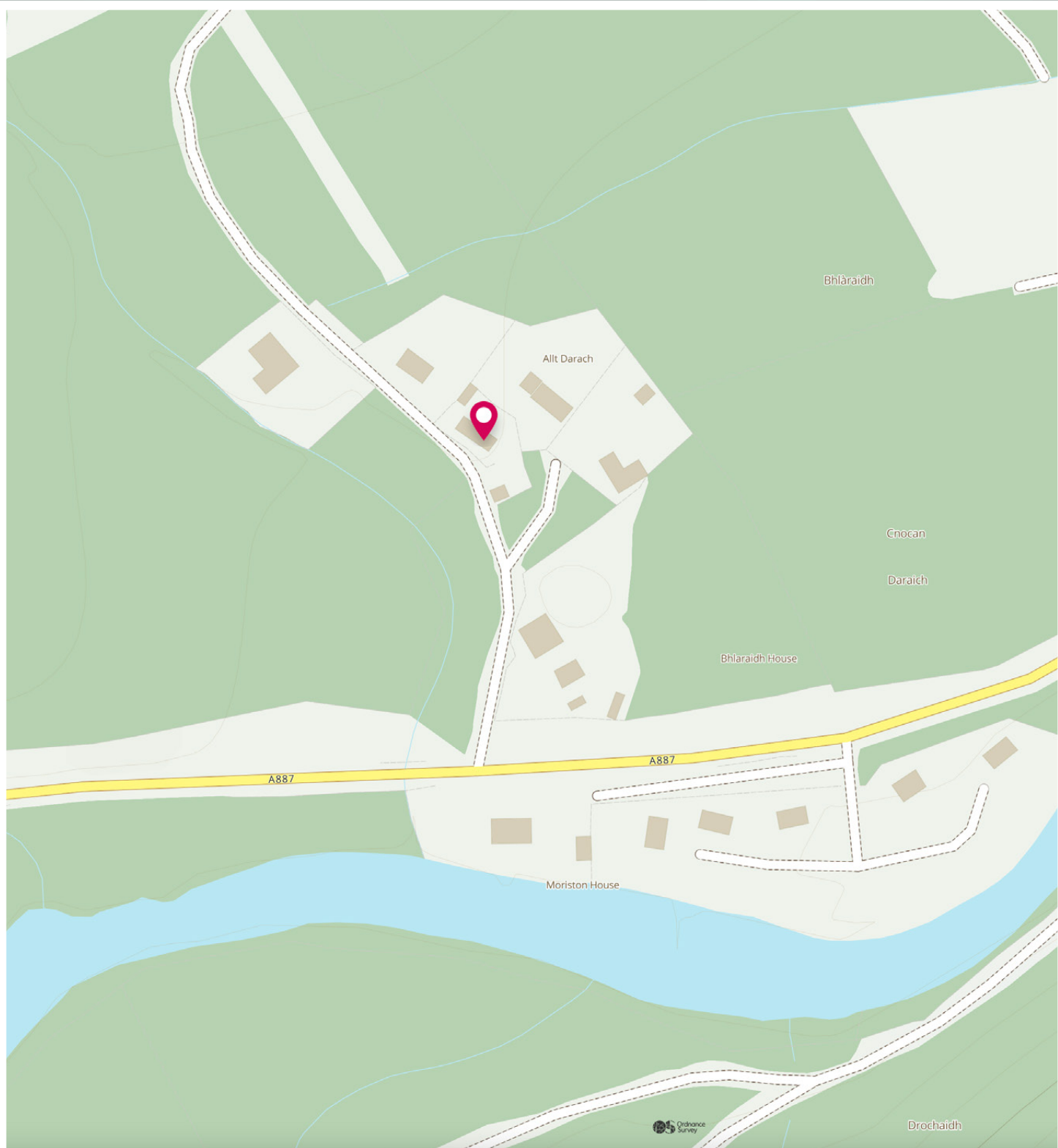
**RIVER MORISTON**

1 Bhlaraiddh Cottages 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 visiting the garden, such as pine marten and red squirrels. Invermoriston is the nearest village, offering a cafe, hotel, community shop and hall. 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.

## The Location





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Part  
Exchange  
Available



Text and description  
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Surveyor



Layout graphics and design  
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