



**Easter Balnabaan  
Drumnadrochit,  
Inverness, IV63  
6UX**

Offers Over  
£375,000





- Substantial 4 bedroom detached villa
- Breathtaking views across to the historic Urquhart Castle
- Set in approx. 1 acre of private grounds with detached steading
- Lounge, dining room, kitchen/diner, utility, office, WS, pantry
- 4 double bedrooms, 2 ensuites, bathroom, garage, drive
- EPC band E

Fantastic opportunity to purchase this unique detached family home, set in the heart of the Highlands with exceptional views over one of Scotland's most iconic landmarks, Urquhart Castle. Easter Balnaban offers a rare combination of character, space, and breathtaking surroundings, perfect for those looking for a special home in a peaceful yet accessible location. In need of modernisation, the original croft house has been extended on both sides to provide spacious and quirky accommodation. The substantial lounge is filled with natural light and centred around a charming stone fireplace, creating a warm and inviting atmosphere. Two large picture windows perfectly frame the historic view across to Urquhart Castle, offering a unique focal point. The spacious kitchen/diner has an integrated electric hob and oven, and a traditional Stanley Rayburn. There is ample space for a table in chairs at the window, taking full advantage of the views. The formal dining room is adjacent, again with large picture window overlooking the front garden and outlook. The property also benefits from a useful pantry, housing a freestanding fridge/freezer, and a separate utility room with a washing machine and tumble dryer. A bright office space, handy downstairs WC, and additional store room complete the ground floor accommodation. A staircase from the kitchen leads to a generous double bedroom with ensuite, ideal for guests or independent family members. The original staircase leads to three further double bedrooms, one of which enjoys its own ensuite and fantastic views towards Urquhart Castle. A family bathroom serves the remaining bedrooms, while built-in storage units along the corridor provide excellent additional storage. Externally, the property enjoys generous garden grounds, perfect for enjoying the Highland scenery. The driveway provides ample parking, and the detached garage has power and lights, offering additional storage space.

The driveway provides ample parking, and the detached garage has power and lights, offering additional storage space. The detached steading presents further opportunities for storage or future development, subject to the necessary consents. This superb home is perfect for families or buyers seeking a characterful Highland property in an iconic setting.

Drumnadrochit is a small village situated on the shores of world famous Loch Ness, 13 miles from the highland capital of Inverness. The area is a renowned tourist destination with many attractions nearby, including Urquhart Castle and Loch Ness exhibition centre. The village of Drumnadrochit provides an ideal base for outdoor pursuits such as hill walking, fishing, bird watching and pony trekking. A range of local amenities are on offer, including excellent primary and secondary schools, churches, post office, medical centre, pharmacy, shops, hotels and restaurants. A regular local bus service is provided to and from Inverness and surrounding villages, also the bus service from Skye and Fort William stops in Drumnadrochit for those wishing to travel further afield. The City of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtains, curtain poles and window blinds. Integrated appliances electric hob and oven. Oil rayburn. Fridge/freezer, dishwasher, washing machine and tumble dryer.

PLEASE NOTE THAT THE PROPERTY IS BEING SOLD AS SEEN WITH NO WARRANTIES.

SERVICES: Mains electricity and water. Oil tank. Drainage by septic tank.

COUNCIL TAX: Band G

TENURE: Freehold.

FLOOR AREA: 248m2

ENTRY: By mutual agreement.

DIRECTIONS:  
From Inverness, head towards Drumnadrochit on the A82 for approx. 12.7 miles. As you approach the village, take a right turning signposted Drumbuie. Continue up the single track road for approximately 0.5 mile to the top of the hill and when you reach a fork in the road, with a pink fence post, take the right fork down the hill. Easter Balnabaan is the second house on the right after approx. 200 metres.

Alternatively you can use the app What3words. By entering the below words it will give you directions to the house.  
What3words: beaten.broccoli.nuns

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

**Vestibule**  
6'9" x 4'10" (2.05 x 1.47)

**Lounge**  
15'8" x 11'6" (4.78 x 3.50)  
Lounge

**Kitchen**  
19'10" x 14'8" (6.04 x 4.47)  
Kitchen

**Dining Room**  
15'11" x 12'4" (4.85 x 3.75)  
Dining Room

**Family Room**  
21'9" x 15'0" (6.63 x 4.58)  
Second Lounge

**Wc**  
3'7" x 3'7" (1.08 x 1.09)  
Wc

**Utility Room**  
11'2" x 6'2" (3.41 x 1.89)  
Utility Room

**Study**  
16'4" x 5'1" (4.98 x 1.54)  
Study

**Store**  
7'11" x 5'3" (2.42 x 1.60)  
Store

**Principal Bedroom**  
20'0" x 11'2" (6.09 x 3.40)  
Principal Bedroom

**Principal Bedroom En Suite**  
8'4" x 7'5" (2.54 x 2.25)  
Principal Bedroom En Suite

**Bedroom 2**  
15'1" x 14'6" (4.61 x 4.42)  
Bedroom 2

**Bedroom 2 En Suite**  
14'5" x 6'4" (4.40 x 1.93)  
Bedroom 2 En Suite

**Bedroom 3**  
14'4" x 13'7" (4.36 x 4.14)  
Bedroom 3

**Bedroom 4**  
13'10" x 12'4" (4.21 x 3.76)  
Bedroom 4

**Bathroom**  
12'2" x 8'0" (3.70 x 2.44)  
Bathroom







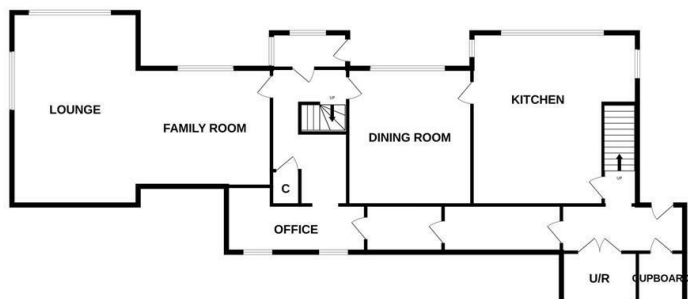


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GROUND FLOOR



1ST FLOOR

