

Drummoyne
Kiltarlity,
Inverness-shire,
IV4 7HT

Fixed Asking Price
£500,000







tailormade moves

- ***NEW REVISED PRICE - FIXED AT HOME REPORT VALUE***
- Approximately 3 acres of private grounds with exceptional countryside views
- Spacious accommodation extending to 305m2
- Versatile living space including multiple reception rooms & a games room
- Beautiful gardens, patio for outdoor entertaining, ample parking, double garage
- EPC band D


4


4


3


D

A rare opportunity to acquire a substantial four bedroom detached home set within approximately three acres of private grounds, enjoying breathtaking, uninterrupted views across the surrounding countryside. While gently reflective of its era, it offers an exceptional canvas for discerning buyers to enhance and curate a bespoke home. The lounge is generously proportioned, with patio doors opening onto the garden and a striking marble fireplace forming a refined focal point. An open archway leads seamlessly into a beautifully light-filled dining room - an inviting space designed for both formal entertaining and relaxed gatherings. The kitchen is well appointed with a range of integrated appliances, including an induction hob, oven, extractor, microwave, fridge/freezer and dishwasher. A breakfast bar provides a relaxed dining area, while the adjoining family room creates a warm and welcoming heart of the home, complete with patio doors and a charming brick fireplace housing a Deville multi-fuel stove. Further ground floor accommodation includes a shower room, a practical rear porch ideal as a boot room and a utility room with space for laundry appliances. A spacious family bathroom with a four-piece suite adds to the home's versatility. The principal bedroom enjoys a peaceful outlook across open countryside and features a walk-in wardrobe and a distinctive ensuite bathroom with a statement four-piece suite. Bedrooms two and three are well-proportioned benefiting from built-in wardrobes and garden views. Upstairs, the landing area is currently utilised as a study, leading to a generous fourth bedroom with two double fitted wardrobes and an ensuite shower room. The impressive games room offers exceptional space for leisure and recreation, currently accommodating both a full-sized snooker table and table tennis setup.

Externally, the property is approached via a sweeping gravel driveway, providing ample parking and access to a substantial double garage with electric roller doors. The landscaped gardens are beautifully maintained, featuring a variety of mature planting and a fully enclosed setting. A patio area offers an idyllic space for outdoor entertaining, while additional land extends beyond the garden boundary, bringing the total grounds to approximately three acres. Combining privacy, space, and enduring quality, this exceptional home offers a rare lifestyle opportunity.

Location: Perched in an elevated setting within the sought-after Foxhole area, Drummoyne lies approximately 2 miles from the village of Kiltarlity.. Kiltarlity is a popular village, approximately 12 miles from Inverness, 3 miles from Beauly and 6 miles from Drumnadrochit. There is a regular bus service to both Beauly and Inverness, routed nearby. Local amenities include a shop/Post office, village hall and primary school, with secondary pupils attending Charleston Academy in Inverness, for which a school bus is provided. Beauly offers a variety of amenities and facilities including delicatessen, butcher, baker, all award winning in their own field, a supermarket, doctor's surgery, garages, hotels and railway station. The city of Inverness is within easy commuting distance, and benefits from all the amenities one would expect to find in a thriving and modern city environment. 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.

Directions: To reach Drummoyne – follow the A833 towards Kiltarlity. Continue on the A833 past Brocks bar. At the first sign for Foxhole, take a left and continue on this road over two bridges up a steep hill. You will take a sharp bend to the left and see a line of bins. Take this single track road and continue up to the top where you will reach Drummoyne.
Alternatively you can use the app What3words. By entering the below words it will give you directions to the house. What3words: ///grows.exposes.sped

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings, curtains, curtain poles and window blinds. Integrated appliances include induction hob, oven, extractor, fridge/freezer, microwave, and dishwasher. Furniture, snooker table and free-standing white goods available by separate negotiation.

Services: Mains electricity and mains water. Oil tank. Private drainage via septic tank. Telephone.

Council Tax: G

Tenure: Freehold.

Floor area: 305m2

Entry: By mutual agreement.

Entrance
7'3" x 10'8" (2.22 x 3.27)

Lounge
21'6" x 21'11" (6.57 x 6.69)

Dining Room
12'4" x 12'4" (3.78 x 3.78)

Kitchen
12'1" x 15'8" (3.69 x 4.80)

Family Room
14'5" x 12'6" (4.41 x 3.83)

Utility
9'6" x 7'7" (2.92 x 2.32)

Rear Porch
10'4" x 9'7" (3.16 x 2.93)

Shower Room
5'11" x 8'3" (1.81 x 2.54)

Family Bathroom
13'7" x 7'10" (4.15 x 2.40)

Principle Bedroom
14'8" x 12'8" (4.49 x 3.87)

Principle en-suite
8'3" x 7'2" (2.52 x 2.19)

Bedroom 3
11'10" x 11'9" (3.62 x 3.59)

Bedroom 2
14'5" x 11'9" (4.40 x 3.59)

Study
7'11" x 8'5" (2.43 x 2.59)

Bedroom 4
16'4" x 13'8" (5.00 x 4.19)

Bedroom 4 En-suite
7'6" x 6'5" (2.30 x 1.98)

Games Room
35'7" x 16'3" (10.85 x 4.97)











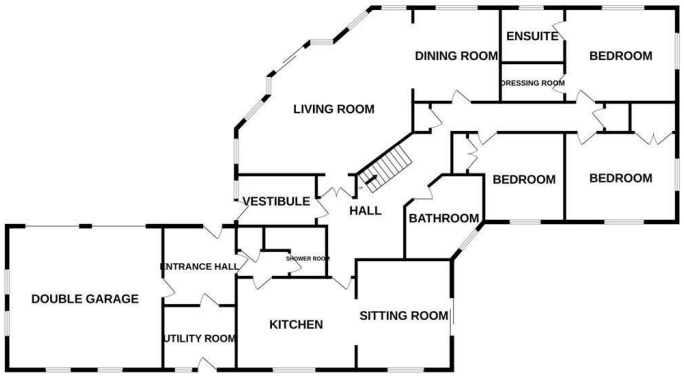


Viewing: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing

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GROUND FLOOR



1ST FLOOR

