



Drumallan
Drumnadrochit

Galbraith



An upgraded and beautifully presented detached house on the outskirts of a popular Highland village.

Inverness 14 miles. | Inverness Airport 23 miles.

(All distances are approximate)

Two Reception Rooms. Five Bedrooms.

Recently refurbished accommodation.

Easily managed garden.

Close to Loch Ness.

Within commuting distance of Inverness.

About 0.13 hectares (0.33 acres) in all.

Offers Over £475,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com



Situation

The property is in a south-facing setting on the periphery of the popular village of Drumnadrochit on the western shore of Loch Ness and enjoys views to the hills beyond. Drumnadrochit is popular with tourists due to its proximity to the Loch and has a useful range of amenities including independent shops, a Co-Op supermarket, restaurants, a doctors' surgery and a highly regarded primary and secondary school. Inverness, about half-an-hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe. Just a short distance away are Strathfarrar and Glen Affric, two National Nature Reserves with remnants of the ancient Caledonian pine forest set in a landscape of outstanding beauty. This protected countryside offers the best in rural sport and recreation including walking and cycling on forest tracks, fishing for salmon and trout, and kayaking on the local rivers and lochs.

Description

Drumallan is a handsome, detached house, stone built under a slate roof, that was purchased by the current owner in January 2024. The property has since been substantially upgraded, with improvements including complete redecoration, the fitting of new floor coverings, the upgrading of the plumbing, the replacing of all windows and the back and front doors and the reconfiguration and refitting of the utility room. The kitchen has also been refitted and the partition wall between the kitchen and the dining room has been removed to form a desirable open plan living space. In addition, all shower rooms have been recently replaced, and the rear garden has been landscaped. The refurbishment has been sympathetically carried out, with the property retaining its period charm with many original features being left in situ, including the floor tiles in the entrance vestibule, some fireplaces, cornicing, picture rails, the servant call box in the kitchen and the associated bell pushes.



Accommodation

Ground Floor - Entrance Vestibule. Hallway. Kitchen/Dining Room. Utility Room. Boiler Room. WC. Sitting Room. Drawing Room.

First Floor - Half Landing. Shower Room. Landing. Five Bedrooms. Jack & Jill Shower Room.

Garden Grounds

The property occupies a plot extending to approximately 0.33 acres, approached from the A82 to a gravel driveway which runs to the front and side of the house. The front garden is laid to grass, with stocked flowerbeds and is fringed with mature trees. The rear garden has been landscaped to form terraced lawns with a gravel seating area and a vegetable bed. The rear garden is interspersed and fringed by trees and enjoys an outlook over the neighbouring countryside.

Outbuildings

Workshop

7.1m x 3.4m

Timber built, lighting, a coal cellar and a lean-to open-faced store.

A greenhouse is also sited within the rear garden.

Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band F

EPC

Band E

Services

Mains water | Septic tank | Oil Fired Heating | Broadband and mobile available*

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Directions



donation.sharpened.confident



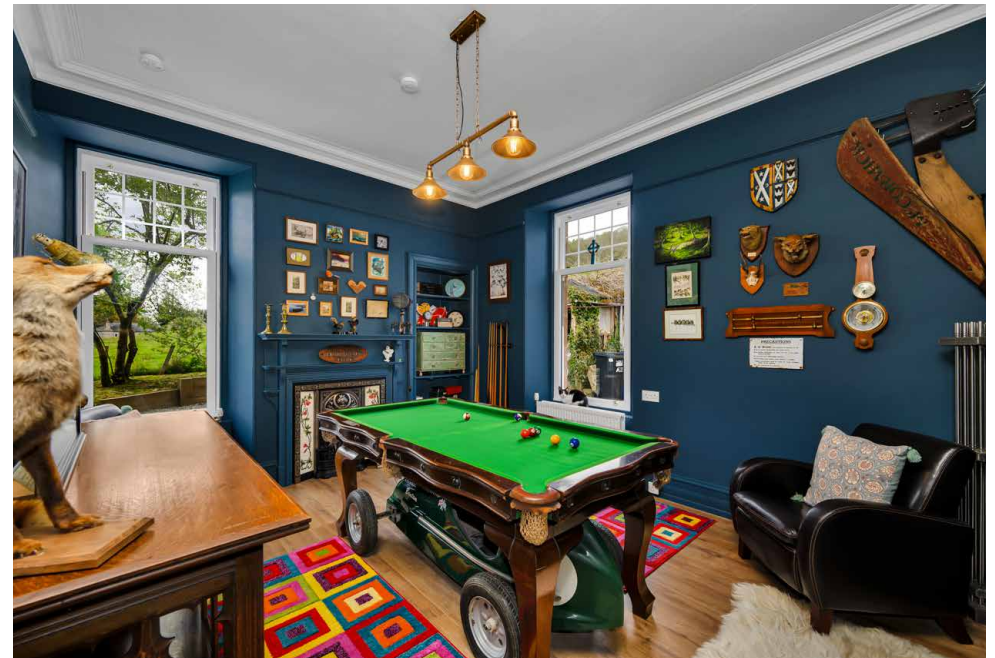
Post Code: IV63 6XP

Fixtures and Fittings

All carpets and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

Viewing

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.





Solicitors

Munro & Noble
4 Church Street
Dingwall
IV15 9SB

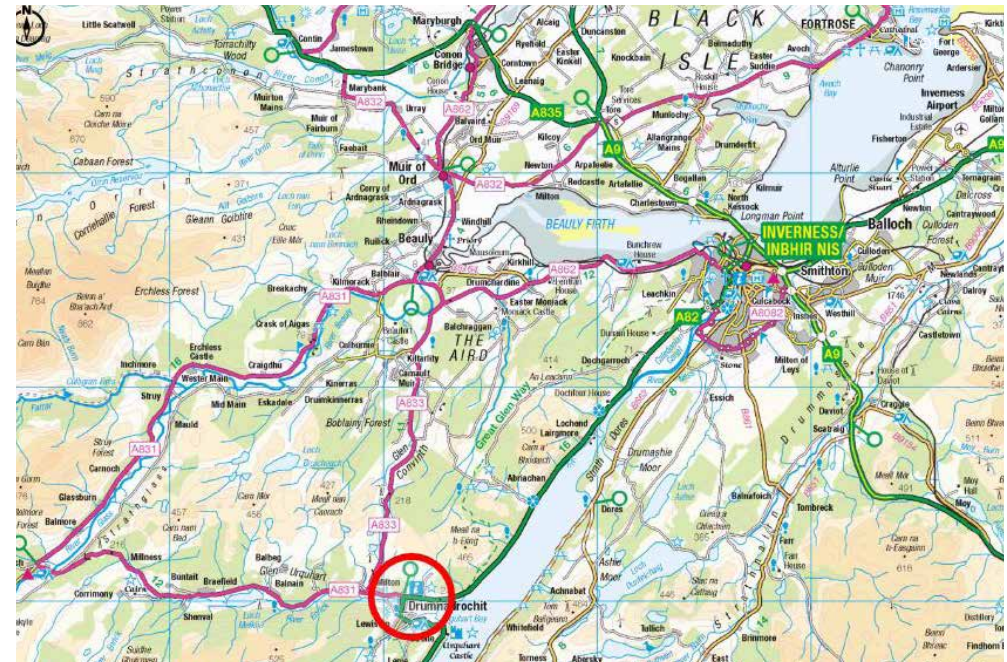
Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

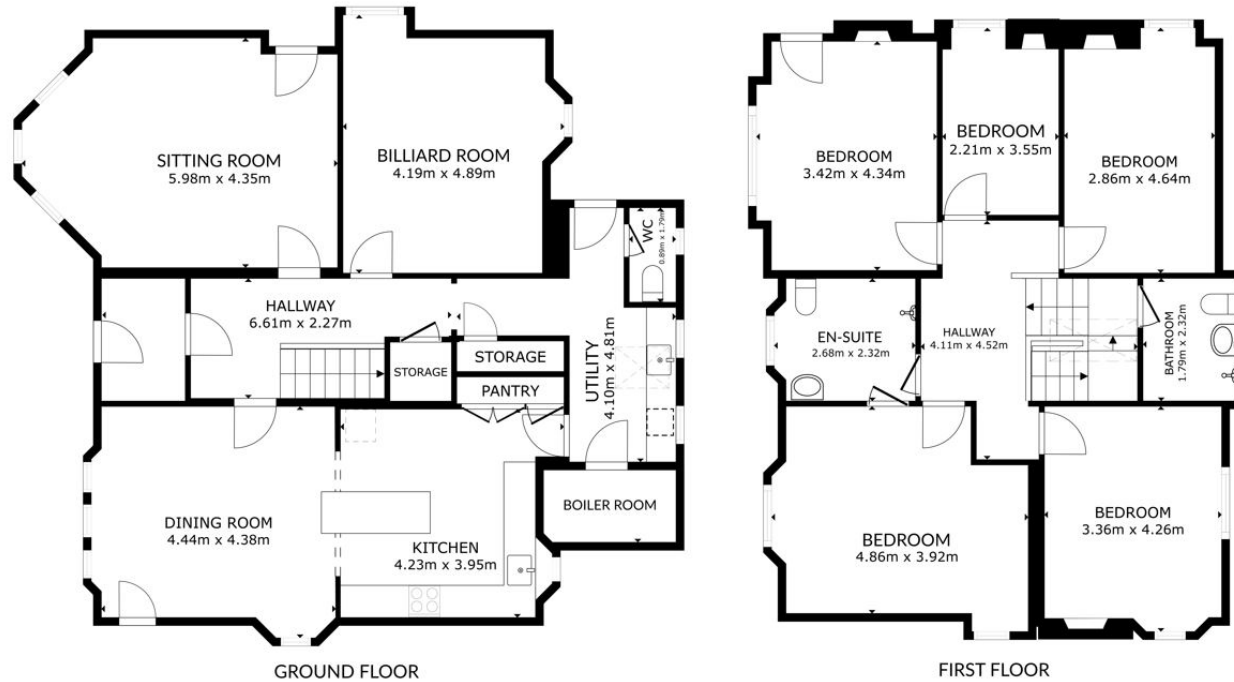
Failure to provide required identification may result in an offer not being considered.

Health & Safety

Appropriate caution should be exercised at all times during inspection.



Drumallan, Drumnadrochit, IV63 6XP



GROSS INTERNAL AREA
 FLOOR 1 109.0 m² FLOOR 2 94.2 m²
 TOTAL : 203.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Important Notes

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in May 2026.



Galbraith