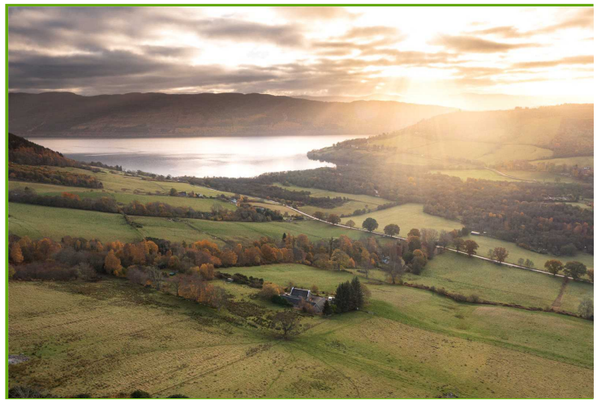


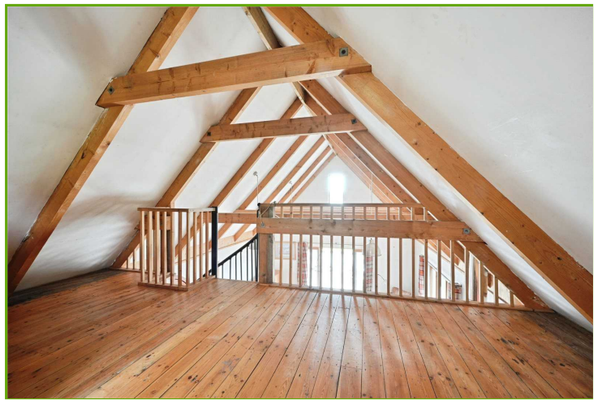














Boxys Croft, Drumnadrochit,
Inverness, Highland, IV63

Offers Over: £470,000

Tenure: Freehold

YOUR MOVE

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The Property Ombudsman

Boxys Croft, Drumnadrochit, Inverness, Highland, IV63

Offers Over: £470,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D

Fantastic opportunity to purchase a three-bedroom steading and two-bedroom cottage on the outskirts of Drumnadrochit. With incredible views, a quiet location and endless potential, this property will appeal to a range of buyers.

Both properties benefit from views over Loch Ness, plenty of private parking, double glazing and oil central heating. The cottage was previously used as a very successful Airbnb and is move-in ready. The large steading is full of potential as a family home or...

The Property
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The village of Drumnadrochit, with its shops, restaurants, bars and Loch Ness Exhibition, is within minutes. Inverness, the capital city of the Highlands, is approximately sixteen miles away with a range of additional facilities and services. Inverness also offers excellent air and rail links to national and international destinations, and the A9 gives direct access to the south.

The Steading
The L-shaped detached steading conversion sits to the rear of the plot. The steading consists of: a spacious open plan living room/kitchen/dining area, mezzanine, utility room, three bedrooms, three bathrooms and a games room.

Steading Living Room
30'10" x 18'4" (9.4m x 5.6m)
A generous kitchen/diner/lounge welcomes you into the property with a double-height ceiling as well as a mezzanine. Double doors to the front of the property provide countryside views as well as access to timber decking, ideal for al fresco dining, and a large multi-fuel stove creates a cosy ambiance in the colder months. A convenient utility room is accessible at the back of the property through the rear aspect kitchen.

Steading Mezzanine
18'4" x 11'2" (5.6m x 3.4m)
Spacious mezzanine above the steading living space, accessed via a spiral staircase with beautiful timber features.

Steading Shower Room
Modern bathroom with a large walk-in shower conveniently located to the living space as well as two of the bedrooms.

Steading Bedroom 1
13'1" x 11'6" (4m x 3.5m)
Primary bedroom with integrated storage and en-suite featuring a shower as well as a stand-alone bath. Both spaces are generous in size and historic nods, including an arched doorway.

Steading Bedroom 2
10'6" x 9'6" (3.2m x 2.9m)
Front aspect steading bedroom offering front garden views.

Steading Games Room
18'8" x 17'5" (5.7m x 5.3m)
Large reception space, currently used as a games room, with endless potential. Adjacent to a double bedroom and shower room this space could be repurposed as a self-contained annex with a kitchenette and lounge. Equally, it could be connected to the main steading at the end of the hallway.

Steading Bedroom 3
17'9" x 12'6" (5.4m x 3.8m)
Large L-shaped double bedroom with built-in wardrobe and rear garden views.

The Cottage
The traditional detached cottage sits to the front of the plot. The cottage consists of: a living room, dining room, kitchen, utility room, two bedrooms and a bathroom.

Cottage Dining Room
14'5" x 11'6" (4.4m x 3.5m)
Light and bright dining space filled with cottage charm, including wood panelling and a log burner.

Cottage Kitchen
13'5" x 6'11" (4.1m x 2.1m)
Rear aspect country style kitchen with neutral décor and cabinetry.


For full EPC please contact the branch.

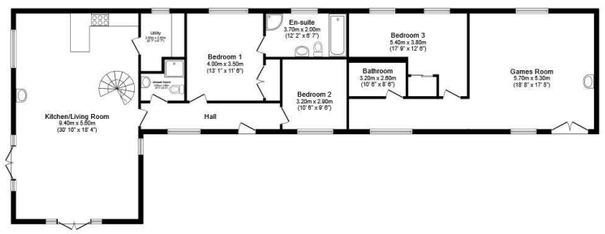
Cottage Living Room
14'5" x 11'10" (4.4m x 3.6m)
Filled with natural light via the front aspect window during the day and welcoming with its log burner in the evenings, the living space is full of charm.

Cottage Bedroom 1
14'5" x 11'2" (4.4m x 3.4m)
Large double bedroom with integrated storage and stunning views.

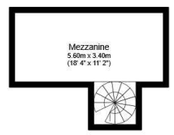
Cottage Bedroom 2
14'5" x 11'2" (4.4m x 3.4m)
Front aspect double bedroom with dual storage and loch views.

Cottage Bathroom
Light and bright front aspect bedroom conveniently located between the two bedrooms.

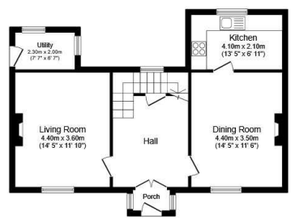
Cottage Utility
7'7" x 6'7" (2.3m x 2m)
Storage space for the cottage



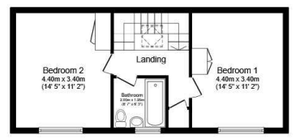
Ground Floor



Mezzanine



Ground Floor



First Floor

Total floor area 283.2 sq.m. (3,048 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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