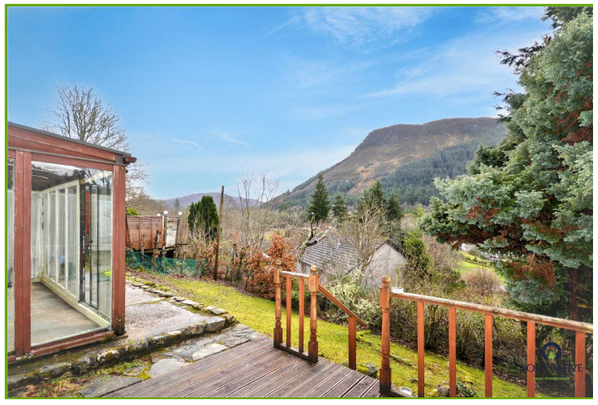




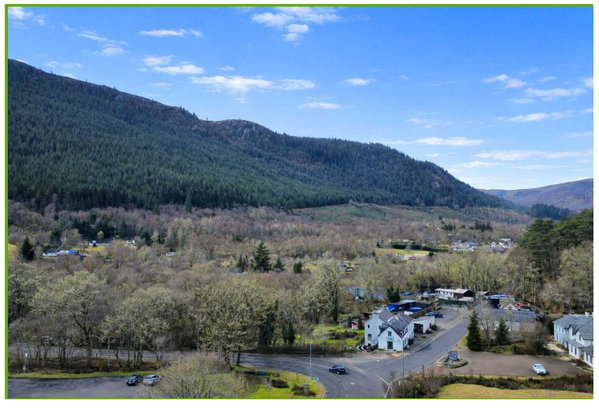












Balnagowan Cottage,
Invermoriston, Inverness,
Highland, IV63

Fixed Price: £200,000

Tenure: Freehold

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The Property Ombudsman

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Fixed Price: £200,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: G

Now £10,000 Under Home Report Valuation

The Property
A fantastic opportunity to acquire a charming detached bungalow on the outskirts of Invermoriston, set within the breath-taking Scottish Highlands. With three double bedrooms, generous secluded gardens and a truly scenic setting, this delightful home offers an exceptional lifestyle opportunity for those seeking peaceful countryside living.

Balnagowan Cottage, originally dating back to the 1850s and once formed from two separate properties, retains a wealth of period character including exposed ceiling beams and a cosy wood-burning stove. While the property would benefit from cosmetic updating and some modernisation, it presents an exciting opportunity for purchasers to enhance and personalise a traditional Highland home to their own tastes and requirements. Importantly, significant works have already been carried out, including the installation of a new roof, and woodworm and Damp treatment, providing a reassuring starting point for further improvements.

The accommodation comprises a welcoming hallway, a spacious kitchen/sitting room centred around the wood-burning stove, a conservatory enjoying garden views, three well-proportioned double bedrooms and a family bathroom. The property further benefits
From double glazing and electric central heating.

Externally, the home sits within generous, secluded garden grounds with off-street parking, backing onto woodland and enjoying outstanding open views to the front.

Whether you are searching for a permanent residence or a Highland retreat, Balnagowan Cottage presents a rare opportunity to create a truly special home in a highly desirable setting. Early viewing is highly recommended to fully appreciate the location, charm and potential on offer.

Directions: Heading west on the A82 towards Invermoriston, take the right turn signposted for Darroch View B&B. Follow the shared driveway past the B&B to the private parking area.

.**Entrance Hallway**
The property is accessed via a welcoming entrance that sets the tone for the home's character and warmth. Neutral décor and natural light create an inviting first impression.

Lounge
15'11" x 13'9" (4.85m x 4.2m)
A superb main living space featuring exposed ceiling beams and a striking stone fireplace with timber surround, creating a cosy and authentic Highland atmosphere. The room offers excellent proportions for both relaxation and entertaining, with natural light flowing through the window and patio doors. This is a true focal point of the home, blending period charm with everyday comfort.

Kitchen/Diner
11'10" x 10'2" (3.6m x 3.1m)
The kitchen provides ample storage and workspace, with traditional styling that complements the age and character of the property. There is space for informal dining, and the layout offers functionality for modern living while retaining a cottage feel.

Conservatory
11'6" x 9'6" (3.5m x 2.9m)
A valuable additional reception space, the conservatory enjoys attractive views across the surrounding landscape and provides direct access to the garden. The current structure would benefit from replacement, presenting an excellent opportunity to create a modern garden room or sunroom tailored to individual tastes.

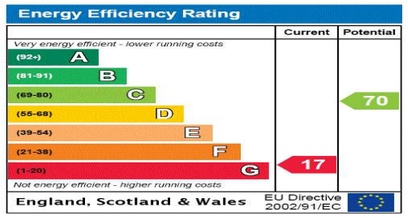
Bedroom One
12'6" x 10'6" (3.8m x 3.2m)
A well-proportioned double bedroom benefiting from natural light and peaceful garden outlooks. The room offers comfortable accommodation with space for freestanding furniture.

Bedroom Two
11'10" x 9'10" (3.6m x 3m)
Another generous double bedroom, ideal for guests, family members or potential use as a home office.

Family Bathroom
8'6" x 6'11" (2.6m x 2.1m)
The bathroom is fitted with a bath, wash hand basin and WC, finished in a traditional style in keeping with the home's character.

Bedroom Three
9'10" x 7'10" (3m x 2.4m)
A versatile third bedroom which could equally function as a study, hobby room or nursery,depending on individual requirements.

Garden and Location
The property sits within private garden grounds, mainly laid to lawn and complemented by mature shrubs and trees. Backing directly onto private woodland, the setting enjoys an enhanced sense of seclusion and natural surroundings, creating a peaceful outdoor environment. The outdoor space offers excellent potential for landscaping, vegetable growing or simply enjoying the peaceful Highland setting. Accessed via a shared driveway, the property benefits from off-street parking, while its elevated position further enhances the feeling of privacy and open countryside outlook. Ideally located for outdoor enthusiasts, the home lies less than a mile from the famous Loch Ness and the Great Glen Way, offering easy access to some of the Highlands' most spectacular walking and cycling routes.



For full EPC please contact the branch.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Located in the heart of the Highlands, Invermoriston is a charming and historic village set on the banks of the River Moriston, just a short distance from the iconic Loch Ness. The village enjoys a welcoming community atmosphere and offers a range of local amenities including a village shop, café and hotel. Surrounded by dramatic mountain scenery, woodland walks and riverside paths, the area is a haven for outdoor enthusiasts, providing opportunities for hiking, cycling, fishing and wildlife watching.

Invermoriston is conveniently situated approximately midway between Inverness and Fort William, allowing easy access to a wider range of amenities while still enjoying a peaceful rural setting. The Highland capital of Inverness offers extensive shopping, schooling and transport links, including rail connections and an international airport. Altogether, this location is ideal for those seeking a slower pace of life, a Highland retreat or an investment opportunity within one of Scotland's most beautiful and sought-after regions.

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