

Innes & Mackay

Aran-Cris, Balnain, Drumnadrochit, IV63 6TJ

- FOUR BEDROOM DETACHED VILLA
- DOWNSTAIRS BEDROOM & SHOWER ROOM
- MASTER ENSUITE BATHROOM
- UNDERFLOOR HEATING ON GROUND FLOOR
- OIL FIRED CENTRAL HEATING
- RURAL LOCATION
- SET IN HALF ACRE OF GARDEN GROUNDS
- HOME REPORT AVAILABLE FROM OUR WEBSITE

Offers Over

£450,000





DESCRIPTION

Aran Cris is a large Architect designed family home built in the year 2000, and viewing comes highly recommended in order to appreciate the generous accommodation this lovely home has to offer. Set within approximately half an acre within the peaceful hamlet just outside Balnain, it enjoys a wonderfully rural setting while remaining within easy reach of Drumnadrochit and the amenities surrounding Loch Ness. With four bedrooms, generous living spaces, mature gardens and additional block built outbuildings, this is a home suited to growing families or buyers wanting space in a spectacular Highland location. The property itself has one of the bedrooms downstairs with easy access to the shower room on the ground floor and three further bedrooms on the first floor, the master of which has an en-suite bathroom.

LOCATION

Balnain is a peaceful spot nestled in Glen Urquhart, approximately four miles west of Drumnadrochit and within easy reach of the shores of Loch Ness. Surrounded by rolling countryside and woodland, it offers a quiet rural lifestyle while remaining close to everyday conveniences. Drumnadrochit provides a good range of local amenities including a supermarket, cafés, restaurants, medical practice, pharmacy and other essential services, along with Glen Urquhart High School and more locally, Balnain Primary School. The village is also well known as one of the main gateways to Loch Ness, with attractions including Urquhart Castle and the Loch Ness Centre. Inverness is around a 25 minute drive away, offering extensive shopping, leisure facilities, rail links and Inverness Airport. The local bus service runs from here into Inverness four times as day. With its beautiful countryside setting and easy access to both Drumnadrochit and Inverness, Balnain is an ideal location for those looking to enjoy peaceful Highland living, lovely walks right on your doorstep along with hill climbing closeby.

GARDENS

The gardens here which are enclosed with post and wire fencing, are laid primarily to lawn at the rear and mature trees and shrubs provide a pleasing border and all year round colour. Attractive decking which is accessed off the family room provides a comfortable seating area from which to soak up the all day sun and enjoy the peaceful surroundings. The decking does in fact have foundations laid under for a sunroom should one wish to have this built. The gardens at the front of the property are laid to gravel and are accessed from the elevated driveway which also has wooden gates. A deep border encased with a low rise block built wall has been planted up with a variety of shrubs and plants all providing a pleasing outlook from the property.

ENTRANCE HALLWAY

4.50m x 3.57m (14'9" x 11'8")

Solid wood storm doors open into the entrance vestibule which is laid with flagstones and has two windows to the side providing good light. Part glazed door announces the generous sized hallway from where the lounge, family room, kitchen, shower room and bedroom four can be accessed. A built in cupboard provides good storage and provides coat hooks. Carpeted stairs lead up to the first floor landing.

LOUNGE

4.99m x 4.58m (16'4" x 15'0")

The comfortable lounge is a lovely bright and spacious room with windows to both the side and rear elevations, providing an excellent source of natural light. Laid with Engineered Oak flooring, this room has a log burning stove set on Caithness stone slabs all providing a pleasing focal point. Wall lights complete this room.

FAMILY ROOM

4.46m x 3.57m (14'7" x 11'8")

The family room provides a comfortable and cosy room overlooking the gardens via the french doors which open out onto the decking at the rear. This room is finished with stone flagstones giving a pleasing finish along with the wall lights.

KITCHEN

6.07m x 3.60m (19'10" x 11'9")

The spacious kitchen is fitted with a range of floor based units all providing good storage and working areas. Inset in the work counter and





located below the window to the rear is the one and a half bowl Belfast sink with drainer to the side and located beside the electric "Belling" Range cooker is a separate electric hob with oven under. Integrally fitted is the fridge freezer and dishwasher. With ample room for dining, the kitchen has windows to the rear and side providing a good source of natural light. Door leads through to the utility room.

UTILITY ROOM

3.57m x 2.54m (11'8" x 8'3")

The utility room is fitted with a range of floor based units all providing good storage and working areas. Inset in the work counter and located below the window to the front is the sink with drainer to the side. Also located here is the washing machine which is included in the sale. There are wall mounted shelving and a stable door which opens out to the rear garden.

SHOWER ROOM

2.99m x 2.46m (9'9" x 8'0")

The shower room is furnished with a WC, wash hand basin and quadrant shower housing a mains shower. Wood lining to dado height, window to the front and floor tiles complete this room.

BEDROOM 4

4.00m x 3.47m (13'1" x 11'4")

Bedroom four is a generous sized room located on the ground floor and benefits from a single built in wardrobe providing storage. Laminate flooring completes this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing which is laid with carpet and provides access to three further bedrooms, the bathroom and a walk in cupboard which also has a further door where a cupboard houses the hot water tank.

MASTER BEDROOM & EN-SUITE BATHROOM

4.58m x 4.35m (15'0" x 14'3")

The master bedroom located to the rear elevation is a bright and spacious room, laid with carpet and has a built in single wardrobe providing good storage. A further door opens into a walk in dressing room which could potentially be converted into a fifth bedroom if required. This room which has a Velux window to the front, built in wardrobes located behind sliding mirrored doors and a hatch provides access into the eves.

EN-SUITE BATHROOM

3.22m x 3.19m (10'6" x 10'5")

The en-suite bathroom is furnished with a four piece suite comprising a dual flush WC, circular wash hand basin, free standing roll top bath with hand held shower attachment and a quadrant shower cubicle housing a mains shower. Attractive tiling to dado height gives a pleasing finish along with contemporary floor tiles. Window to the front, extractor fan and shaver light complete this room. Electric under floor heating.

BEDROOM 2

3.56m x 3.58m (11'8" x 11'8")

The second bedroom located to the rear of the property overlooks the garden and out to the woodland beyond. This room which is laid with carpet has a built in single wardrobe providing good storage and part combed ceilings.

BEDROOM 3

3.90m x 3.59m (12'9" x 11'9")

The third bedroom located to the rear elevation is another double room benefitting from built in wardrobes behind sliding mirrored doors. providing good storage. Part combed ceiling and carpet completes this room.

FAMILY BATHROOM

3.60m x 2.79 (11'9" x 9'1")

The bathroom is furnished with a four piece suite comprising a dual flush WC, wash hand basin, bath and tiled shower cubicle housing a mains shower. With a window to the front elevation, this room is tiled to ceiling height and finished with attractive floor tiles. Chrome ladder style heated towel rail completes the bathroom.





HEATING

Oil fired central heating, with underfloor heating on the ground floor and radiators on the first floor with exception of the en-suite bathroom.

GLAZING

The property is fully double glazed.

PARKING & GARAGE

Ample off road parking along with a large double garage (5.64m x 5.62m) which has two separate garage doors, power and water taps.

OUTBUILDINGS

STORE - 3.62m x 3.01m

Beside the garage is a further store room which currently houses freezers along with additional storage.

STABLES - 3.61m x 3.02m

These identical buildings have been fitted with stable doors and both buildings have power and light.

COUNCIL TAX - Band E

EPC - C70

SERVICES - Mains water, septic tank drainage, elec

EXTRAS INCLUDED

All fitted carpets, curtains, blinds. electric Range cooker, two ring hob, electric oven, dishwasher, fridge freezer, washing machine. Other items may be available under separate negotiation.

VIEWING

Viewing is through Innes and Mackay property department (01463) 251200.

DIRECTIONS

'To reach Aran-Cri from Drumnadrochit, follow the A831 for approximately 4 miles. There is an entrance on left into the forest, and just after this on right hand side is a sign for Tor Croft Lodges. Turn up this single track road and keep going uphill. The lodges will be on the left and right hand side. At the T junction turn left and take the left hand fork in the track. Aran-Cri is the first house on the left, with red post box at top of drive and green wooden gates.













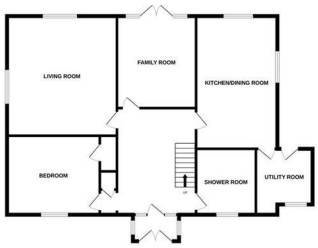








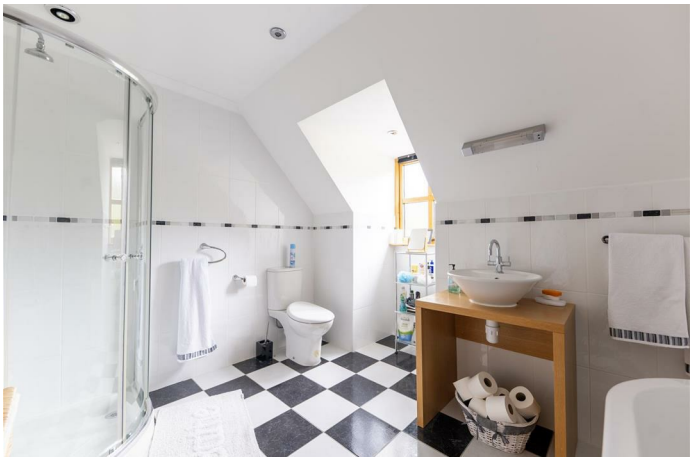
GROUND FLOOR



1ST FLOOR

















Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com

Innes & Mackay