



Springburn, Cannich Road, DRUMNADROCHIT, IV63 6TZ

Offers Over £395,000

REF: 60410





## *description*

Springburn is a five-bedroom, three en-suite, bungalow located just on the edge of the highly popular village of Drumnadrochit, close to the excellent village facilities and is within easy commuting distance of Inverness City. The property benefits from double glazing, good sized garden and a one bedroom cottage/workshop, providing an ideal holiday let or home working space. With ample storage and well-proportioned rooms, this property represents a very comfortable family home for those looking for a quiet village lifestyle with all the conveniences of a nearby city. Springburn has in the past, been operated as a successful B&B establishment and as such can be sold fully furnished and equipped.

Viewing is highly recommended to fully appreciate the extent of the living space and the charming village location on offer.

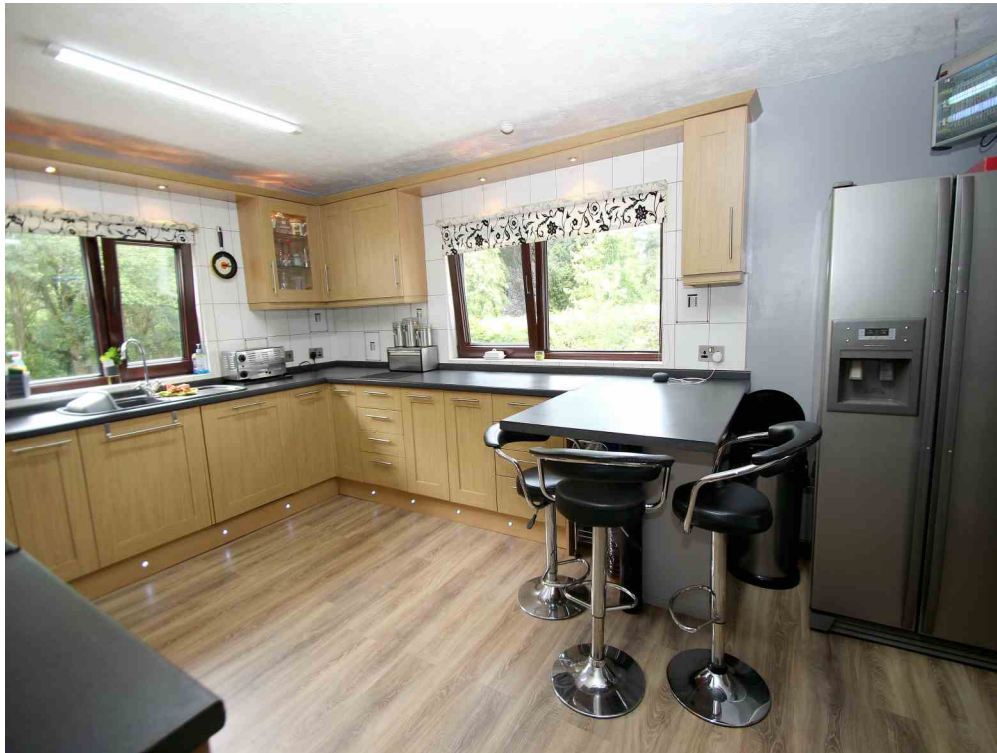
The accommodation consists of: a double aspect lounge with an electric fire set in an ornamental surround providing a welcoming focal point and bar with gantry; glass doors open to the dining room which in turn has steps leading down to the conservatory which enjoys views across the garden; a well-appointed kitchen with a good selection of base and wall mounted units, breakfast bar for informal dining, gas fired range with electric ovens, fridge freezer and integrated dish washer; rear hall with cupboard housing the washing machine and dryer; three bedrooms with en-suite facilities; two further bedrooms and shower room comprising a WC, wash hand basin and large electric powered shower.

The cottage comprises a lounge with room for dining; kitchen with free standing electric cooker, fridge/freezer, washing machine and countertop dish washer; double bedroom and shower room.

The property sits in a good-sized wraparound garden, well-populated with mature trees, shrubs and bushes. A patio area to the rear of the property provides an ideal venue for alfresco dining where one can sit and enjoy the surroundings. There is also a water feature and two garden sheds. A parking area to the rear of the property leads on to the garage with storeroom to the rear. The garden to the front of the property is a large parking/turning area.

The village of Drumnadrochit offers an excellent range of facilities including supermarket, Post Office, pharmacy, hotels, restaurants and a small selection of bespoke retail outlets. The area is also a highly popular tourist destination with a good range of attractions available on your doorstep including the Caledonian Canal, Urquhart Castle and Loch Ness with its infamous monster. Both primary and secondary education are provided in the village.

Inverness, the main business and commercial centre in the Highlands is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



<b>Kitchen</b>	<b>4.94m x 3.40m (16'2 x 11'2)</b>
<b>Lounge</b>	<b>4.95m x 4.88m (16'3 x 16'0)</b>
<b>Dining Room</b>	<b>5.01m x 2.73m (16'5 x 8'11)</b>
<b>Conservatory</b>	<b>4.13m x 3.66m (13'6 x 12'0)</b>
<b>Master Bedroom</b>	<b>4.83m x 3.76m (15'9 x 12'3)</b>
<b>En-Suite</b>	<b>2.96m x 2.18m (9'9 x 7'2)</b>
<b>Bedroom 2</b>	<b>3.74m x 3.37m (12'3 x 11'0)</b>
<b>En-Suite</b>	<b>1.73m x 1.50m (5'8 x 4'11)</b>
<b>Bedroom 3</b>	<b>3.55m x 3.54m (11'8 x 11'6)</b>
<b>En-Suite</b>	<b>2.50m x 1.31m (8'2 x 4'3)</b>

<b>Bedroom 4</b>	<b>3.68m x 2.64m (12'0 x 8'8)</b>
<b>Bedroom 5</b>	<b>3.48m x 2.62m (11'5 x 8'6)</b>
<b>Shower Room</b>	<b>3.31m x 2.49m (10'9 x 8'2)</b>
<b>Garage</b>	<b>5.39m x 4.31m (17'8 x 14'2)</b>
<b>Cottage Entrance Vestibule</b>	<b>1.97m x 1.21m (6'6 x 4'0)</b>
<b>Cottage Kitchen</b>	<b>3.21m x 2.02m (10'6 x 6'8)</b>
<b>Cottage Lounge</b>	<b>3.77m x 3.37m (12'3 x 11'0)</b>
<b>Cottage Bedroom</b>	<b>3.28m x 3.24m (10'9 x 10'8)</b>
<b>Cottage Shower Room</b>	<b>1.96m x 1.37m (6'5 x 4'6)</b>







## General

All floor coverings, light fittings, blinds, washing machine, tumble dryer and fridge freezer are included in the asking price. Most other items of furnishings can be made available by separate negotiation.

## Services

Mains water, drainage and electric. Gas tank.

## Council Tax

Council Tax Band C

## EPC Rating

D

## Post Code

IV63 6TZ

## Entry

By mutual agreement

## Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

## Reference

AG/JD/MILL0307/0002

## Price

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## Directions

From Inverness, take the A82 South until you reach the village of Drumnadrochit. As you enter the village, take the first right sign posted Cannich and the property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.



