



West & Peter Murphy
Estate Agents



Leanach Kilmore Road, Inverness, IV63 6TS Offers Over £750,000

Only by viewing this sumptuous family home can one fully appreciate all it offers the discerning buyer. It is set within just under 2 acres of manicured lawns, with the added benefit of outbuildings including games room/bar, gym, hot tub and sauna room and double garage. There is a separate 2 bedroom apartment which could provide income from long or short term let. Internal accommodation, which has been finished to the highest standard comprises on the ground floor; entrance door opening to the porch, which in turn leads through to the welcoming hallway. This provides access to 2 lounges, the modern and stylish kitchen, utility room with wc, dining room, double bedroom and shower room. The ground floor also benefits from underfloor heating. Attractive staircase rises to the upper floor which includes 3 further double bedrooms, all with en-suite shower rooms and office, which could be used as 5th bedroom as required, The apartment was built as part of the garage with the front door opening to the large kitchen/dining room with door to the shower room. Staircase rises to the upper floor including a spacious lounge and 2 double bedrooms. The double garage has electric roller doors and utility room to rear. Located in the rear garden are the games room/bar and the hot tub/sauna room. There are additional storage sheds and log store to the side as well as a gym with running machine and weight machines included in the sale. Externally to the front the house is approached by the gravel driveway with extensive parking. There are manicured lawned gardens surrounding the property with paved patio to rear. The property also benefits from a high quality surround sound system throughout the home.

Hallway

The welcoming hallway has quality Amtico flooring and provides access to both lounges, kitchen, utility room, dining room, downstairs bedroom and shower room. 2 Large storage cupboards.

Main Lounge

The double aspect main lounge has windows to front and rear with glazed doors opening to the patio to rear. The multi fuel burner provides an attractive focal point for this comfortable living space.

Second Lounge

The useful second lounge also has a multi fuel burner with window overlooking the front garden.

Kitchen

The stylish, contemporary kitchen is both a practical space for cooking and a fantastic area for entertaining with its centre island breakfast bar with cupboards below. It also benefits from quality Kardean flooring and an excellent selection of wall and base units, along with 2 NEFF integral wall mounted ovens, a 6 burner gas hob, integral microwave, dishwasher, fridge and freezer. Patio doors open to the rear garden.

Dining Room

The attractive and bright dining room has window to rear and an array of striking oak shelving.

Utility Room

The utility room has wall and base units with stainless steel sink and drainer. Door and window to rear. Door to wc..

Bedroom 4

This downstairs bedroom has double fitted wardrobes and window to front.

Shower Room

This lovely shower room includes wc, wash hand basin in vanity unit and large shower cubicle with mains shower.

Upper Landing

The upper landing provides access to 3 double bedrooms and office/bedroom 5. 2 large storage cupboards.

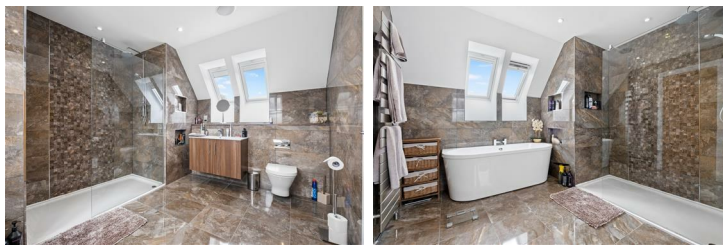
Main Bedroom

The main bedroom is a beautiful and spacious room with windows to front and rear. Door opens to the dressing room and through to the en-suite bathroom.



Main Bedroom En-suite

This luxurious en-suite comprises a free standing bath, large walk in shower cubicle with mains shower, wc and wash hand basin over vanity unit. Velux windows to front and rear.



Bedroom 2

Door from upper landing opens to an inner hallway with private shower room and fitted wardrobes. Door to this lovely double bedroom with window to the rear.



Bedroom 2 En-suite

Stylish en-suite comprising wc, wash hand basin with vanity unit under and walk in shower cubicle with mains shower.



Bedroom 3

This good sized double bedroom has a window overlooking the front garden. Door to en-suite shower room.



Bedroom 3 En-suite

En-suite comprises wc, wash hand basin over vanity unit and walk in shower cubicle with mains shower.



Apartment Lounge

Accessed from the staircase the lounge offers a comfortable living space and leads to the 2 bedrooms.



Office/Bedroom 5

Currently used as an office this room could also be used as a 5th bedroom as required. Window to front.



Apartment Shower Room

Comprises wc, wash hand basin, heated towel rail and shower cubicle with mains shower.



Apartment Kitchen/Dining Room

Front door of the apartment opens to the large kitchen/dining room with door to shower room and stairs to upper floor.



Apartment Bedroom 1

This double bedroom has window to front. Fitted wardrobe and hatch giving access to loft via Ramsay ladder.



Apartment Bedroom 2

This double/twin room has a Juliet balcony overlooking the rear garden.



Games Room/Bar

Located in the rear garden the detached games room/bar offers a fantastic space to relax with friends.



Hot Tub/Sauna Room

Located in the rear garden this room included a hot tub, sauna room and wc.



Front Garden

Externally to the front the house is approached by a gravel driveway with extensive parking. Expansive colourful manicured lawns to front and side with shrub and flowerbed borders.



Rear Garden

To the rear of the property there is a lovely blend of lawns and a paved patio area and area of decking for outside entertaining and relaxing.



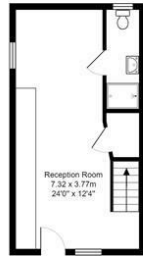
Garage/Apartment

Double garage with electric roller doors and utility room to rear.

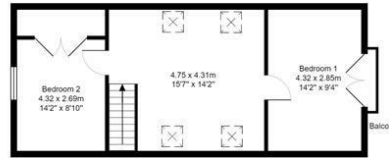


Location

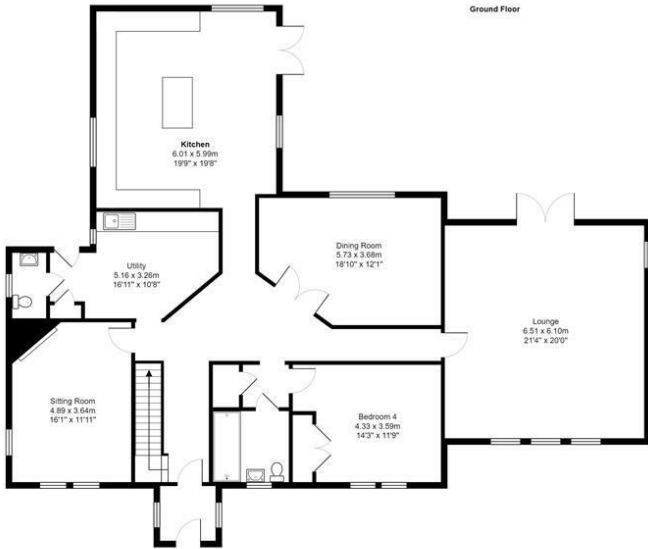
Leanach is situated in the village of Drumnadrochit, close to the shores of the world famous Loch Ness, 13 miles distance from the city of Inverness. The area is a renowned tourist destination with many attractions nearby, including Urquhart Castle and Loch Ness exhibition centres. The village of Drumnadrochit provides an ideal base for outdoor pursuits such as hill walking, fishing, bird watching and pony trekking. A range of local amenities are on offer, including excellent primary and secondary schools, churches, post office, medical centre, pharmacy, shops, hotels, and restaurants. A regular local bus service is provided to and from Inverness and surrounding villages, also the bus service from Skye and Fort William stops in Drumnadrochit for those wishing to travel further afield. The City of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an International airport



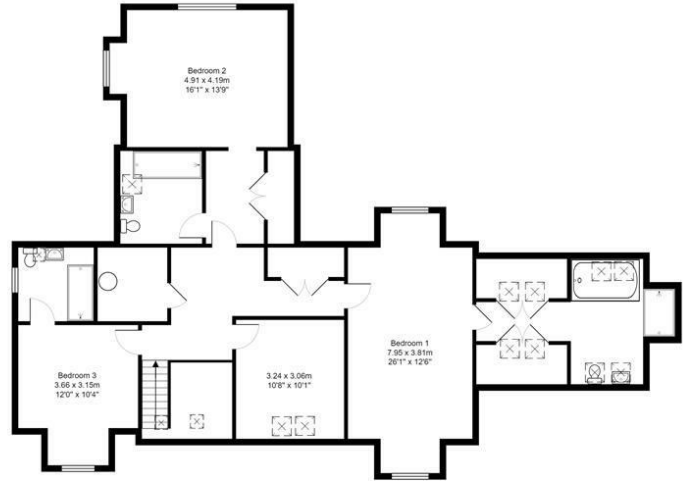
Ground Floor



First Floor



Ground Floor



First Floor

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
Scotland	EU Directive 2002/91/EC	

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