



WATENDLATH, WEST LEWISTON, DRUMNADROCHIT IV63 6UW

Spacious 3 bedroomed detached house built in 2007 situated in the popular Lewiston area on the south western outskirts of Drumnadrochit

- Triple aspect lounge/dining area
- Well fitted kitchen with built-in appliances
- Utility room
- Downstairs toilet
- 3 bedrooms (all with en-suites) including one downstairs bedroom
- Mains services
- Off-street parking
- Disabled access
- Oil fired central heating and pressurised hot water tank
- Easy access to village amenities in Drumnadrochit

Offers over £230,000

**Viewing: By arrangement with Fleetwood & Robb or with the seller on
01456 450154**



DIRECTIONS

The village of Drumnadrochit is located on the north shore of Loch Ness approximately 14 miles south west of Inverness on the A82. The village of Lewiston is adjacent to Drumnadrochit on the south west edge. At Lewiston turn right just before the bridge at the Loch Ness Inn. Watendlath is on the left hand side approximately 400 yards from the junction.

ACCOMMODATION

Whilst there is a disabled side access, steps lead to the good quality front door with security lock. This in turn opens to a FRONT VESTIBULE (5'6" x 5' [1.68m x 1.52m]) with vertical blinds, wood vinyl flooring and natural wood finishes. The natural wood finishes are a feature of much of the property. An inner fifteen pane glazed door opens to the L shaped HALL with vinyl flooring, understairs cupboard, halogen spotlighting, mains smoke detectors and a meter cupboard with fuse box. Off the hall are:-

Lounge/dining room *25'6" x 14'10" [7.78m x 4.52m]*

A bright triple aspect room with French doors to the rear garden and a view to the river. Again, natural wood finishes are a feature of this room and additional features include vertical blinds, carpeting and down lighters.

Kitchen *14'9" x 10'4" [4.50m x 3.15m]*

Again, a bright room with a view to the rear garden and to the river. The kitchen is well fitted out with beech finish units, granite effect worktops and

splashbacks. Built-in appliances include an electric hob, oven and extractor as well as a fridge/freezer and dishwasher. Vinyl flooring and spotlighting.

Utility room

Off the kitchen is a utility room with plumbing for a washing machine, units matching those in the kitchen, stainless steel sink, extractor fan, vinyl flooring, vertical blinds and a side door to the disabled access. Off the utility room is a TOILET with WC, wash hand basin, downlighters, vertical blinds and vinyl flooring.

Downstairs bedroom *10'10" x 9'10" [3.30m x 3.00m]*

Front facing and accessed from the hall and with carpeting and vertical blinds. The two double built-in wardrobes with hanging and shelving space provide ample storage and again with natural wood finishes. The downstairs bedroom has the benefit of an en-suite bathroom with white bathroom suite and a mains shower above the bath with shower screen. Additional features include vinyl flooring, extractor fan and downlighters.

Stairs lead from the hall to the LANDING with a hatch to the loft area and a large airing cupboard with shelving and the pressurised hot water tank. Off the landing are:-

Bedroom 2 *17'2" (at the widest) x 14'9" [5.23m x 4.50m]*

Double aspect bedroom with an attractive high coombed ceiling, vertical blinds, carpeting and a





built-in wardrobe with shelving and hanging rail. Two further double built-in wardrobes with shelving and hanging space provide very good storage whilst off the bedroom is an EN-SUITE SHOWER ROOM with Velux window, vinyl flooring, heated towel rail, corner glazed shower cubicle and MIRA Sport instant electric shower. Additional features include downlighters, extractor fan, shaver socket and also WC and wash hand basin in white.

Bedroom 3 17'2 (at the widest) x 14'9 [5.23m x 4.50m]
 Again a double aspect room with attractive high coombed ceilings, vertical blinds and carpeting. This bedroom has two double built-in wardrobes with shelving and hanging space and also has the benefit of an EN-SUITE SHOWER ROOM as per bedroom 2.



OUTSIDE

To the front of the property is a compact front garden and to the side there is a spacious double width gravel driveway. The garden is fenced apart from the boundary with the river and the spacious rear garden goes down to the river bank.

SPECIAL FEATURES

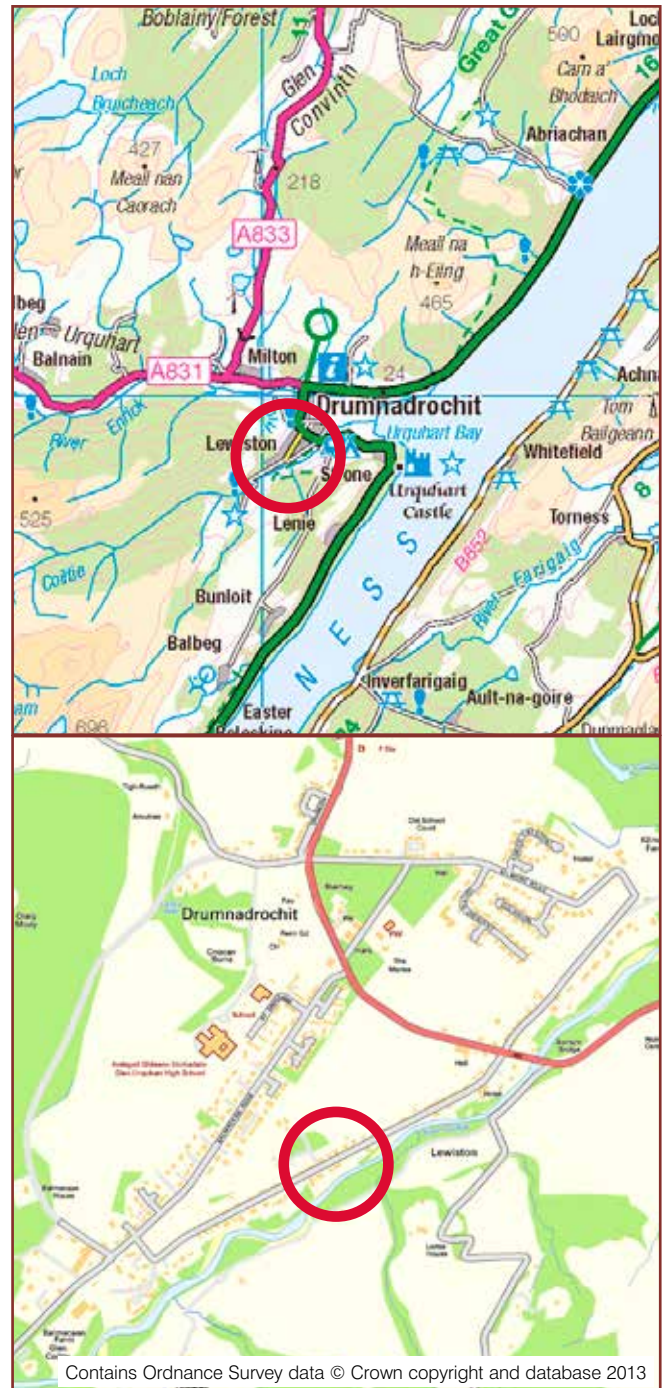
Heating and hot water is provided by an oil fired external central heating boiler and the property has the benefit of mains water, electricity and drainage. The property is wired for Sky satellite.

COUNCIL TAX

The property lies within Council Tax Band E.

ENTRY

To be arranged but early entry can be given.



If you are interested in this property then we strongly suggest you "Note Interest" through a Scottish solicitor. This will ensure you get the best chance to offer for the property if a closing date is fixed. Sometimes a property is sold without the fixing of a closing date. All measurements have been taken using a "sonic tape measure" and therefore may be subject to a small margin of error. Every care has been taken in the preparation of these particulars, however no warranty can be given for the accuracy of the details contained within, and they are not to form part of any contract of sale.