

**EAST BALCHRAGGAN HOUSE AND  
EAST BALCHRAGGAN COTTAGE,**  
DRUMNADROCHIT.





# EAST BALCHRAGGAN HOUSE AND EAST BALCHRAGGAN COTTAGE, DRUMNADROCHIT.

Two dwellings, with equestrian facilities, on an elevated site overlooking Drumnadrochit.

FOR SALE AS A WHOLE OR IN TWO LOTS

Drumnadrochit 2 miles. ■ Inverness 17 miles.

LOT 1- East Balchraggan House.

- One Reception Room. Five Bedrooms.
- A modern, family sized property.
- Equestrian facilities including stables, paddocks and manège.
- Spectacular views over Drumnadrochit and framed views of Loch Ness.
- Offers Over £750,000

LOT 2 - East Balchraggan Cottage.

- Two Reception Room. Three Bedrooms.
- Detached traditional cottage.
- Income generating potential.
- Easily managed garden.
- Offers Over £310,000

**Galbraith**

Inverness  
01463 224343  
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 OnTheMarket





### SITUATION

East Balchraggan House and Cottage occupy an elevated site above the village of Drumnadrochit in Glen Urquhart on the edge of the Great Glen. The property is in a beautiful south-facing setting with stunning, panoramic views over the village, the hills beyond and with framed views of Loch Ness.

Just a short distance away are Strathfarrar and Glen Affric, two National Nature Reserves with remnants of the ancient Caledonian pine forest set in a landscape of outstanding beauty. This protected countryside offers the best in rural sport and recreation including walking and cycling on forest tracks, fishing for salmon and trout, and kayaking on the local rivers and lochs.

Drumnadrochit is about 2 miles distant and has a useful range of amenities including shops, restaurants, a doctors' surgery and a highly regarded primary and secondary school. Inverness, about half-an-hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

#### Lot 1

East Balchraggan House is a contemporary detached property built by the current owners in 2012. The comfortable and well-proportioned accommodation has been finished to a high standard including oak internal joinery, Brazilian slate flooring, and a handmade wooden bath and wash hand basin located in the ensuite bathroom to the principal bedroom. The property has been designed to take full advantage of the breath-taking views with the abundance of glazing also maximising solar gain. The dining kitchen has bifold patio doors to the front and the sitting room with its vaulted ceiling has double height windows allowing the views to be enjoyed not only from the ground floor but also the open seating area on the first floor.



### ACCOMMODATION

Ground Floor – Dining Kitchen. Pantry. Office/ Bedroom. Utility Room. WC. Dog Room. Boot Room. Sitting Room. Bedroom with Dressing Room and ensuite Bathroom.

First Floor – Open Landing/Seating Area. Shower Room. Bedroom. Bedroom with ensuite Shower Room. Principal Bedroom with ensuite Bathroom.

### GARDEN GROUNDS

The grounds are sloped, extend to approximately 13.5 acres in total (including the cottage garden) and in the main comprise four paddocks bounded by wood and wire fences.

Within the grounds the owners have created a manège measuring approximately 40m x 20m.

### OUTBUILDINGS

Open faced timber garage  
4.04m x 6.63m

Open faced timber hay store  
3.61m x 2.40m

Timber tack room/ hay shed  
7.00 m x 2.56m

With power, lighting, water and plumbing for a washing machine.



Stable Block comprising:

Stable (x2)  
3.52m x 3.38m

Tack/Feed Room  
5.31m x 3.41m

Kitchenette  
3.33m x 2.23m

With power, lighting and water

There is a dog run, a timber shed and timber wood store within the grounds.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

| Water | Drainage | Heating | Council Tax | Broadband  | EPC    | Tenure   |
|-------|----------|---------|-------------|------------|--------|----------|
| Mains | Private  | Oil     | Band G      | Available. | Band C | Freehold |

**Lot 2**



East Balchraggan Cottage is a detached cottage thought to date back to 1850. The cottage has two entrances and the two original sections of the cottage are now linked by a narrow internal corridor. East Balchraggan Cottage lies within close proximity of East Balchraggan House and has the potential to generate an income as a holiday let or long term rental. Recently redecorated it has accommodation spread over two floors that includes two ground floor reception rooms, namely a sitting room and a snug, and a dining kitchen, all of which having wood burning stoves.

#### ACCOMMODATION

Ground Floor - Two entrance halls. Dining Kitchen. Sitting Room. Snug. Shower Room.

First Floor - Landing. Three Bedrooms. Bathroom.

#### GARDEN GROUNDS

There is an area of garden to the front of East Balchraggan Cottage that is laid to grass and interspersed with mature trees.

Please note if Lots 1 and 2 are sold separately, the exact boundaries of Lot 2 will be determined prior to the acceptance of any offer.

#### OUTBUILDINGS

Within the ground adjacent to the cottage is a timber shed and summer house.

#### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband  | EPC    | Tenure   |
|-------|----------|---------|-------------|------------|--------|----------|
| Mains | Private  | Oil     | Band D      | Available. | Band E | Freehold |

#### DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/diggers.polished.drizzly>

#### MOVEABLES

All carpets, fitted floor coverings and light fittings are included in the sale. Further items may be available by separate negotiation.

#### NOTES

Please note if Lots 1 and 2 are sold separately, the exact boundaries of Lot 2 will be determined prior to the acceptance of any offer.

Offers for Lot 2 will not be considered until an acceptable offer is received for Lot 1.

#### ACCESS

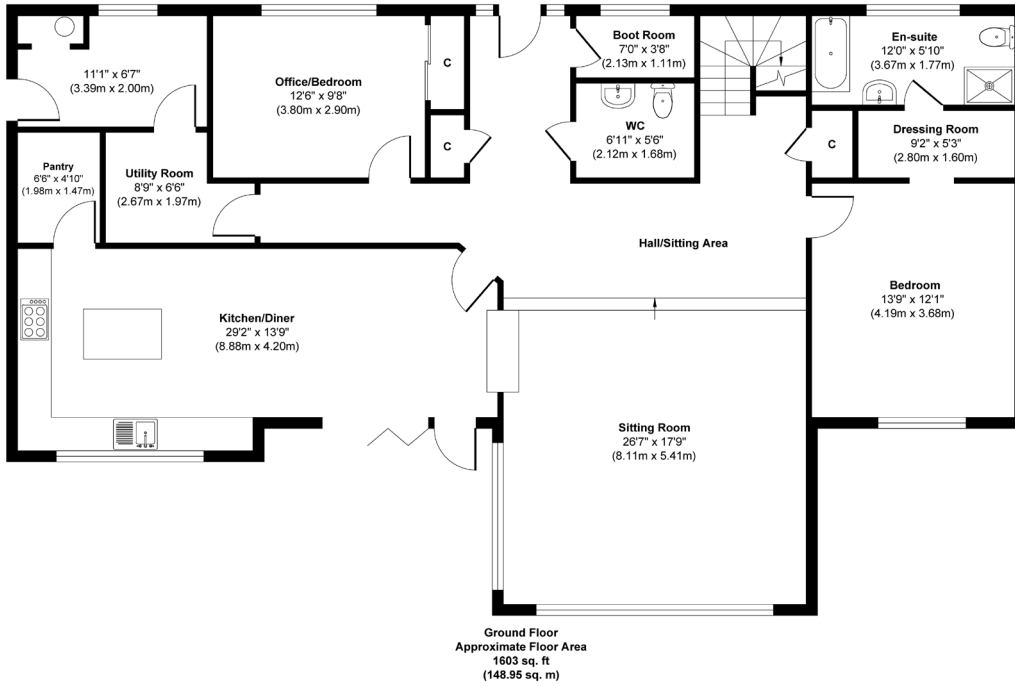
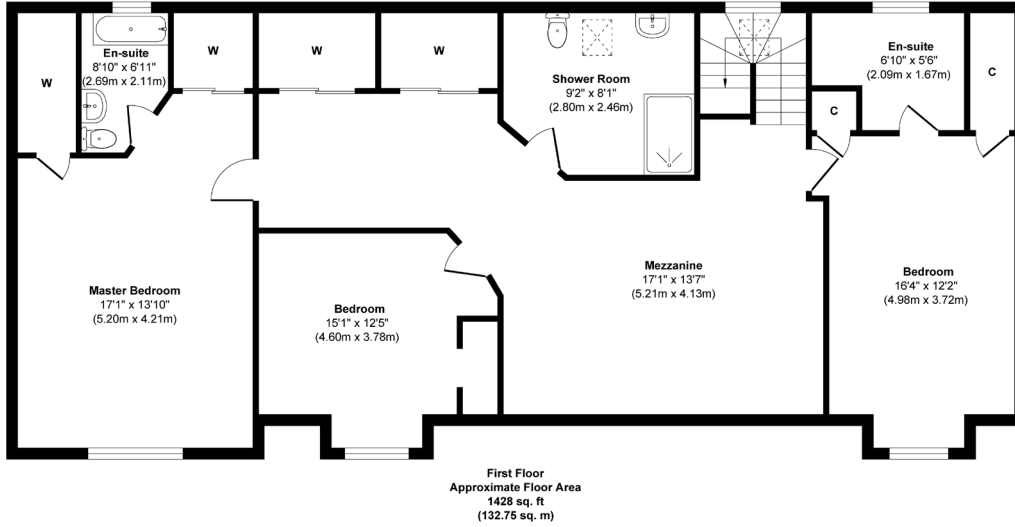
The property is approached off a track from the public road. The track falls outwith the boundary of East Balchraggan, but the owners of the track have agreed to a right of access in favour of East Balchraggan and this will be formalised prior to completion of the sale

#### VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.



# East Balchraggan House

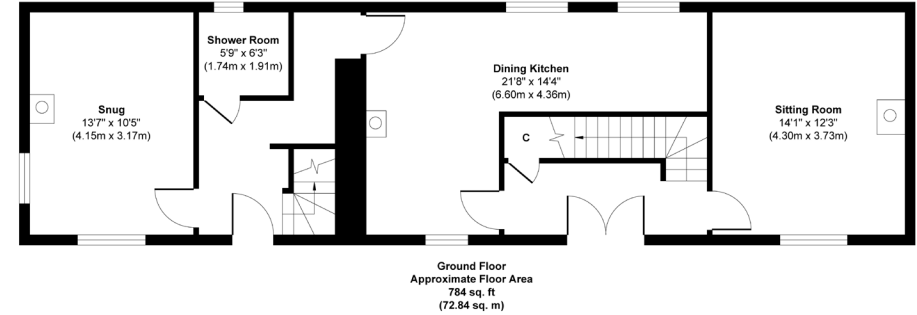
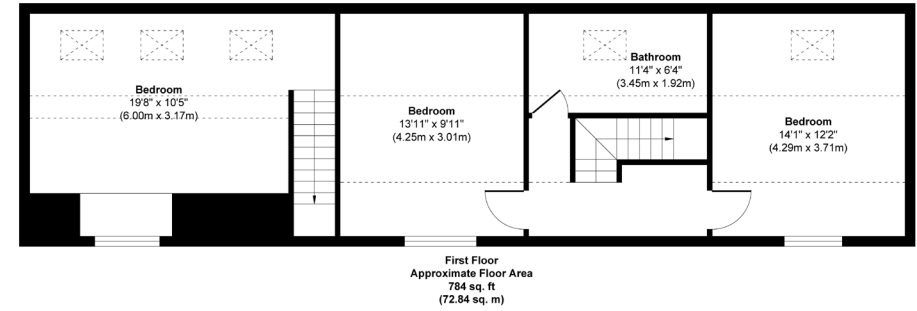


**Approx. Gross Internal Floor Area 3031 sq. ft / 281.70 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

# East Balchraggan Cottage



**Approx. Gross Internal Floor Area 1568 sq. ft / 145.68 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property







## POST CODE

IV63 6UX

## SOLICITORS

Munro & Noble  
26 Church Street  
Inverness  
IV1 1HX

## 2017 ANTI MONEY LAUNDERING REGULATIONS

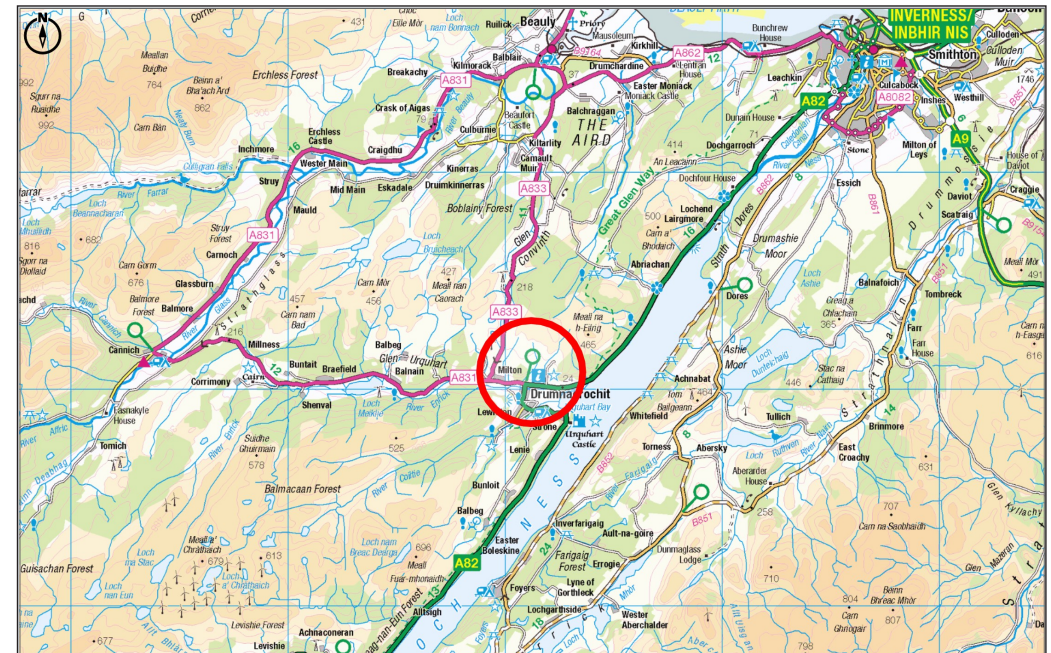
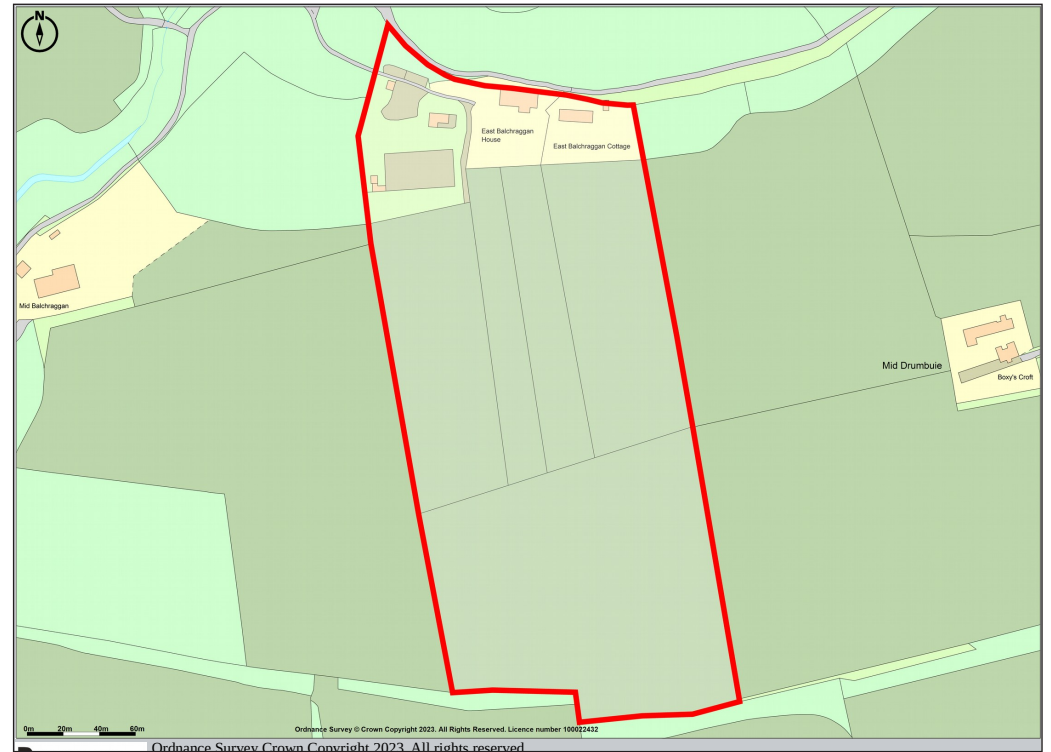
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2023.





**Galbraith**



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