



Hillside

Teandalloch, Beauly, IV4 7AA

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Ingram**

Introduction

Attractive detached 3-bedroom bungalow set in grounds extending to approximately 0.3 acres, close to the villages of Beauly and Muir of Ord.

Comfortable accommodation including open-plan living / kitchen / dining area, three double bedrooms and modern bathroom.

Spacious garden grounds, offering development potential.

Semi-rural location with easy access to numerous walks, while remaining close to local amenities.



Hillside is an attractive three-bedroom bungalow set within spacious garden grounds. The property was fully renovated approximately six years ago and benefits from double glazing throughout and oil-fired central heating via a combi boiler.

The main access to the property is from the rear, where two steps lead to a UPVC entrance door opening into a useful utility area. This space currently houses a washing machine and tumble dryer, along with additional storage, and is finished with terracotta tiled flooring.

A door leads into the bright and spacious open-plan kitchen / dining / living area, laid to laminate flooring throughout. The contemporary kitchen features a range of navy floor and wall units with contrasting copper handles. The work surface is solid oak and there is an island adjoined with seating space beneath. There is an integrated Lamona oven and electric hob with extractor hood above, Lamona dishwasher and built-in fridge/freezer. There is ample space for a separate dining table and chairs.

The comfortable lounge area features a freestanding log-burning stove set on a slate hearth. There is space for soft furnishings and double French tinted doors opening to the front garden.

A door leads through to the hallway, providing access to the three bedrooms and bathroom. There is also an external door to the right leading directly to the front garden.

A large storage cupboard is positioned immediately to the left within the hallway. Continuing through the hallway and to the left is the bathroom.



The modern bathroom comprises a mains shower with attractive tiled surround, a large bath with tiled surround, freestanding wash hand basin and WC. There is also a heated towel rail and window providing natural light.

Returning to the hallway and opposite the bathroom is a double bedroom. This bedroom has fitted mirrored wardrobes providing hanging and shelving space. A large front-facing window enjoys views over the garden and countryside to the distance.

There is a second double bedroom located at the end of the hallway. This room also has fitted mirrored wardrobes and front-facing views.

The principal bedroom is positioned to the left of the hallway and is a bright and attractive room with a large window allowing plenty of natural light. It includes a large fitted mirrored wardrobe and offers ample space for a king-size bed along with additional freestanding furniture. All bedrooms are carpeted.

External

The spacious grounds extend to approximately 0.3 acres. There is a large, gravelled parking area to the side of the property. The front garden is mainly laid to lawn and includes a greenhouse. To the rear is a patio area together with additional garden grounds laid to grass.

There is a large shed positioned at the bottom of the garden, along with a smaller storage shed and a wood store. The wraparound garden grounds offer excellent outdoor space with scope for further development, subject to the necessary consents.







Location

Hillside is situated in an elevated position enjoying rural views, in a semi-rural location surrounded by countryside walks yet close to the facilities available in Beaulieu and Muir of Ord.

Beaulieu has a wide range of amenities including two supermarkets, a number of stylish shops, two doctors' surgeries, a garage with post office and Primary School.

Muir of Ord has a good range of amenities including a Co-op and two popular cafes, hotels, a bakery, doctor's surgery, pharmacy, garage/filling station with convenience store and Primary School. There is also a popular golf course.

Inverness is approximately 16 miles away where there are shopping and recreational facilities. A regular train service runs to Inverness from Muir of Ord and Beaulieu. Inverness Airport offers daily, national and international flights.

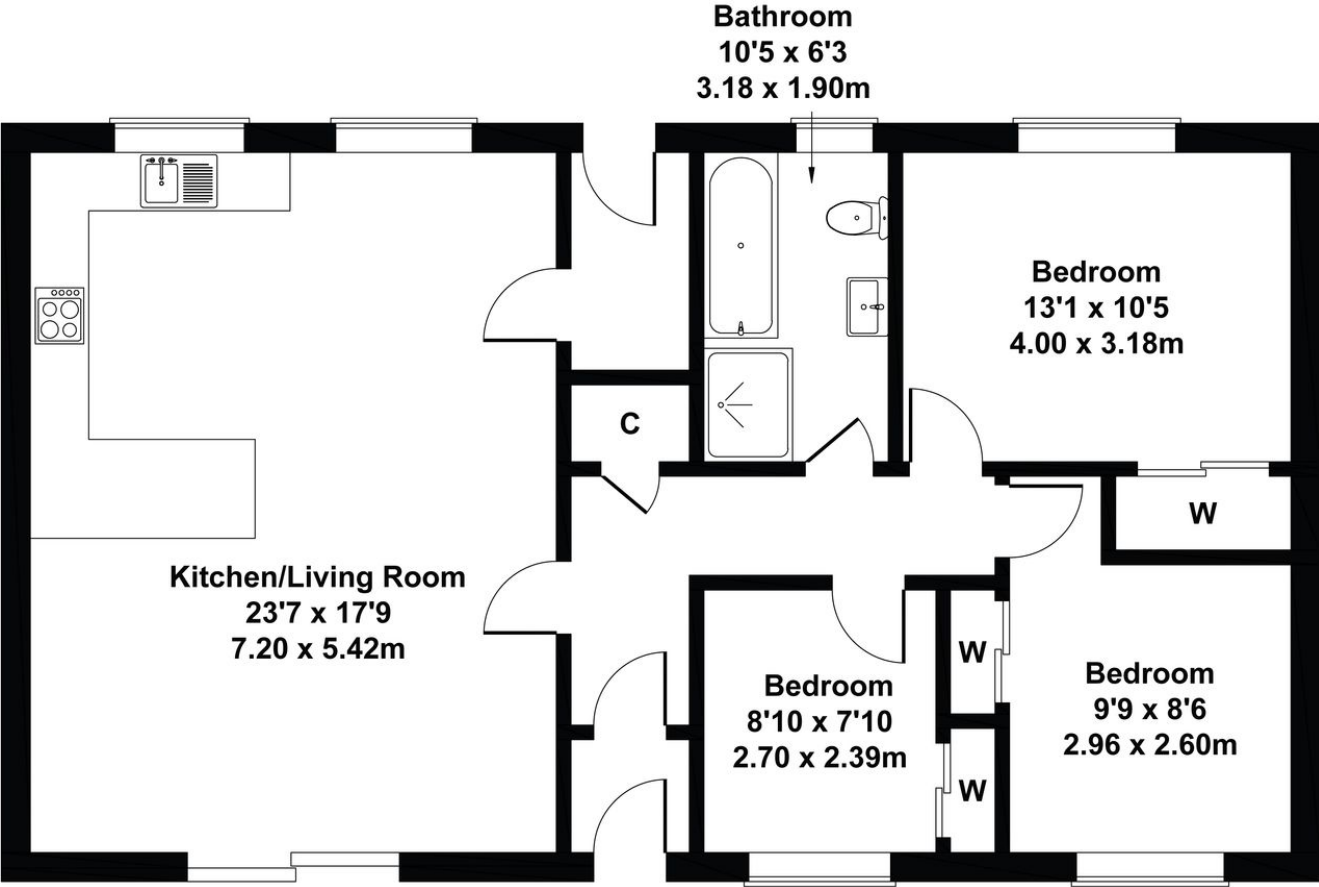


Plans

94 sq m

Hillside, Teandalloch, Beaulay, Highland, IV4 7AA

Approximate Gross Internal Area
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2026
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Details

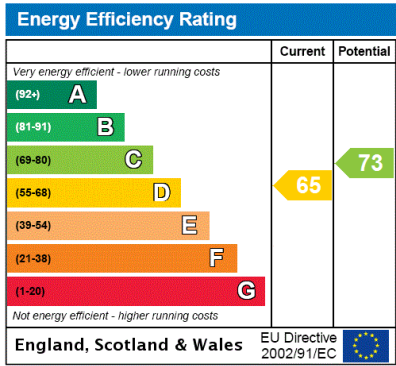
Local Authority
Highlands and Islands Council

Council Tax
Band = D

Tenure
Freehold

EPC
EPC Rating = D

Hillside



Services & Additional Information

Mains water
Drainage to septic tank. The septic tank is located within the neighbouring field, with a right of access included within the title.

Directions
From the Bell Ingram office in Beaulie, head northeast on the High Street and exit Beaulie. Continue for around 1.7 miles, and turn left onto the Teandalloch Road. Continue for approx. 2.8 miles and Hillside is the last house on the right, just before the T-junction.

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Teandalloch, Beauly, IV4 7AA

Offers Over £290,000



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