



White Falls

Camusluinie, Kyle, Highland, IV40 8EA
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Ingram**

Introduction

White Falls is a well-presented detached bungalow in a peaceful and picturesque setting at the end of a Highland glen, with stunning mountain views and generous grounds with additional ground included extending the plot to 0.96 acres.

Beautiful Highland setting with far-reaching mountain and countryside views.
Spacious four-bedroom bungalow with modern kitchen, utility room and two shower rooms.
Extensive garden grounds with mature trees, patio areas, workshop with power



Set in an idyllic location at the end of a Highland glen and enjoying far-reaching mountain views, White Falls is a very well-presented bungalow offering spacious accommodation and attractive garden grounds. The property has oil fired central heating and UPVC double glazing throughout. Accessed via a gravel driveway leading to a generous parking area, steps rise to a covered entrance porch. The front door opens into a hallway, with the sitting room located to the left. This bright room enjoys dual-aspect windows to the front and side, taking full advantage of the stunning open views. A wood-burning stove set on a tiled hearth with tiled surround provides an attractive focal point.

From the hall, a glazed door leads to the kitchen, which is fitted with a good range of walnut-effect wall and base units with a central island providing additional storage. Included in the sale are a Belling range cooker with double oven, grill and five-ring gas hob, integrated dishwasher and built-in fridge freezer. There is also a useful store.

The utility room is fitted with a sink unit and includes a Bosch washing machine and Hotpoint Aquarius tumble dryer. A shower room off the utility comprises a WC, wash hand basin and shower cubicle with mains shower. A UPVC door provides access to the side garden.



The L-shaped hallway has a built-in double cupboard with sliding doors. Bedroom one enjoys views over the front garden towards the surrounding hills. Bedroom two also faces the front and has built-in wardrobes. Bedrooms three and four are both rear-facing double rooms with built-in wardrobes and views over the garden grounds.

Completing the accommodation is a modern family bathroom fitted with a WC, wash hand basin set within a vanity unit, fully tiled walls and a large walk-in shower enclosure with wet-wall panelling and mains drench-head shower.

Externally, the property sits within good sized garden grounds. The front garden is laid to lawn and gravel with attractive cottage-style planting. There is a garden shed, gravel patio area and further lawned sections interspersed with mature trees, shrubs and established planting, creating a particularly attractive setting.

A substantial workshop with light and power is included, providing excellent storage or workspace. An additional area of land which extends the gardens to 0.96 acres is also included in the sale and incorporates areas of mature native woodland.

The property has solar panels which are connected to a Feed-in Tariff scheme, generating an annual income of approximately £1,500.







Location

Camusluinie is a small and picturesque Highland township situated on the shores of Loch Duich, approximately 10 miles from the village of Kyle of Lochalsh. Surrounded by some of the most spectacular scenery in the West Highlands, the area enjoys breathtaking views towards the Benula Mountains and towards the Falls of Glomach and offers excellent opportunities for walking, climbing, fishing and other outdoor pursuits.

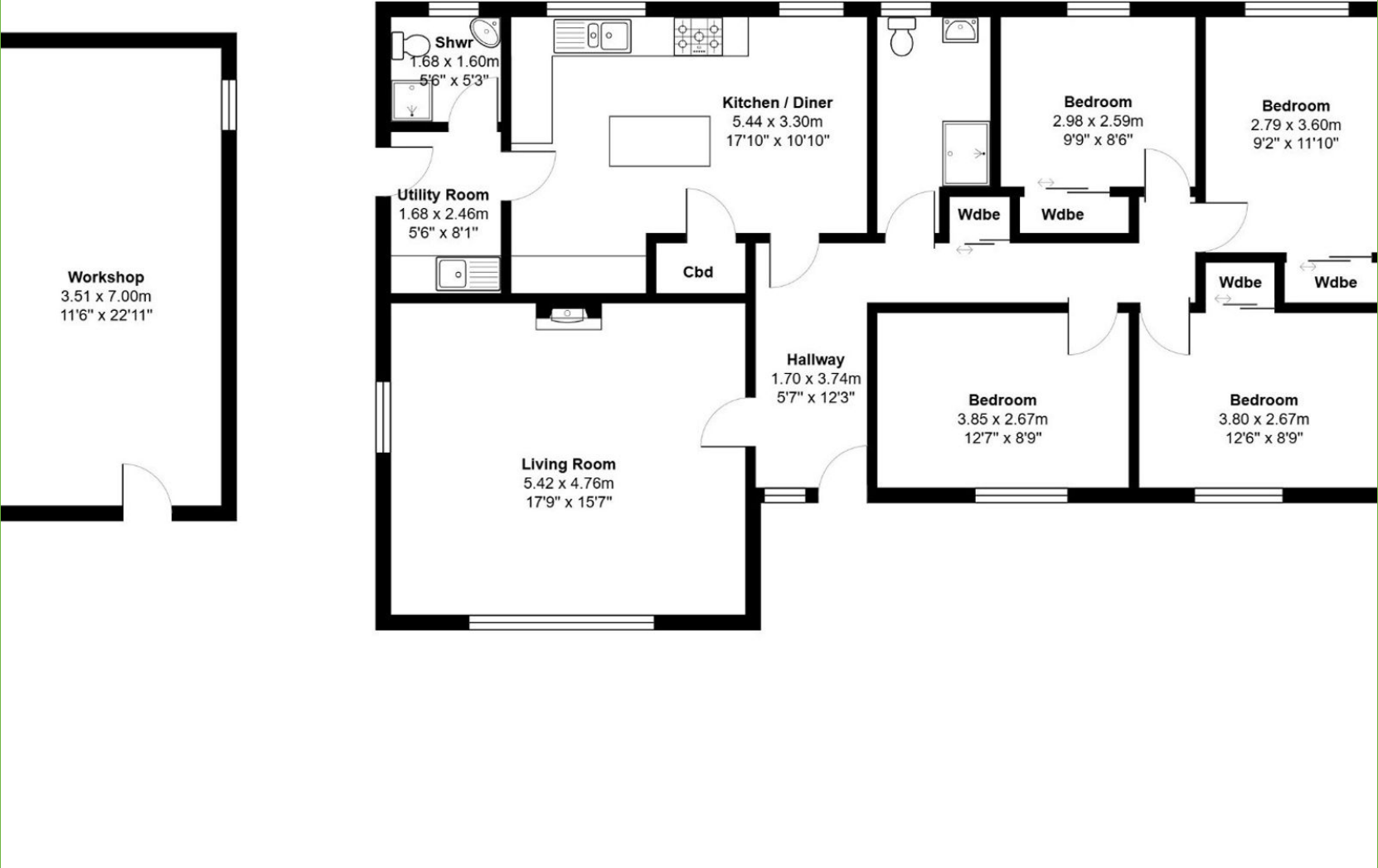
Kyle of Lochalsh provides a good range of everyday amenities including supermarkets, shops, cafés, restaurants, a health centre and both primary and secondary schooling with the school bus picking up from near the property. The village is also the gateway to the Isle of Skye via the nearby Skye Bridge, allowing easy access to the island's world-renowned landscapes and attractions.

The Highland capital of Inverness is approximately 80 miles away and offers extensive shopping, leisure and transport links, including an airport with regular domestic and international flights. The area is well served by road and rail connections, making Camusluinie an ideal base from which to enjoy the outstanding natural beauty of the West Highlands.



Plans

119 square meters



Details

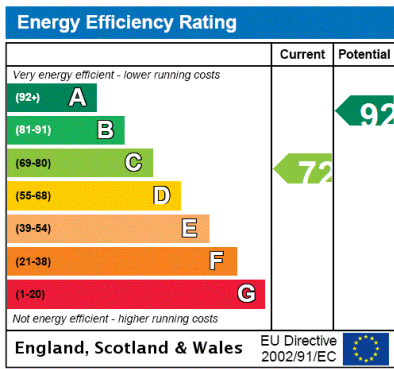
Local Authority
Highlands and Islands Council

Council Tax
Band = D

Tenure
Freehold

EPC
EPC Rating = C

White Falls



Services & Additional Information

Mains electricity.
Private water and drainage

Directions
From Inverness, follow the A82 westbound towards Loch Ness. At Invermoriston, turn left onto the A887 signposted Kyle of Lochalsh and continue through Glen Shiel towards Kyle of Lochalsh. Continue until you reach Dornie, pass Eilean Donan Castle and cross the bridge. There is a sign for a right turn to Sallachy/Camusluinie. Follow the single-track road for approximately 7 miles into the township of Camusluinie, where the property is the first house to be seen on the right-hand side.
What3Words///grins.reveal.declares

Camusluinie, Kyle, Highland, IV40 8EA

Offers Over £310,000



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