

Ben Loyal

Glen Urquhart, Drumnadrochit, IV63 6TN

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The logo for Bell Ingram, featuring a green circle to the left of the company name.

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Introduction

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Ben Loyal is a well-presented three-bedroom bungalow set within generous garden grounds in a peaceful rural position in Glen Urquhart. The property has attractive open views towards the surrounding hills, ample parking and a range of useful outbuildings. It is double glazed and has oil fired central heating.

Ben Loyal is approached by paved steps which lead to a covered entrance from where a glazed door opens into the hallway which has two built in storage cupboards. To the right is the sitting room, a bright and comfortable room with a large picture window framing the views towards the hills. A stone fireplace with an inset open fire forms the central feature of the room.

The kitchen is fitted with a good range of floor and wall units with granite effect work surfaces. There is an electric oven, Bosch dishwasher, Hotpoint washing machine and a recessed area for an American-style fridge freezer. Two built-in cupboards provide additional storage, while two windows overlook the rear garden and a door gives direct access outside. An Esse wood-burning stove heats the hot water. There is plenty of space for a dining table.



Bedroom one is a double room with a built-in cupboard and a window to the front looking towards the hills. Bedroom two is a spacious double room, also positioned to the front, with built-in wardrobes, an additional storage cupboard and a recessed vanity area with a wash hand basin. Bedroom three overlooks the rear garden and has fitted wardrobes and drawers.

The family shower room has a WC, wash hand basin and shower, with wet-wall panelling and wet-room flooring.

Outside

Ben Loyal stands within good-sized garden grounds, with parking to the front for several vehicles. The front garden is laid mainly to lawn with established flowering plants and hedging. The rear garden is enclosed by stock fencing and includes lawn, raised vegetable beds and garden sheds. A substantial stone-built outbuilding provides a double garage and workshop, offering excellent storage and workspace. The grounds have an attractive rural outlook towards the surrounding hills and woodland.

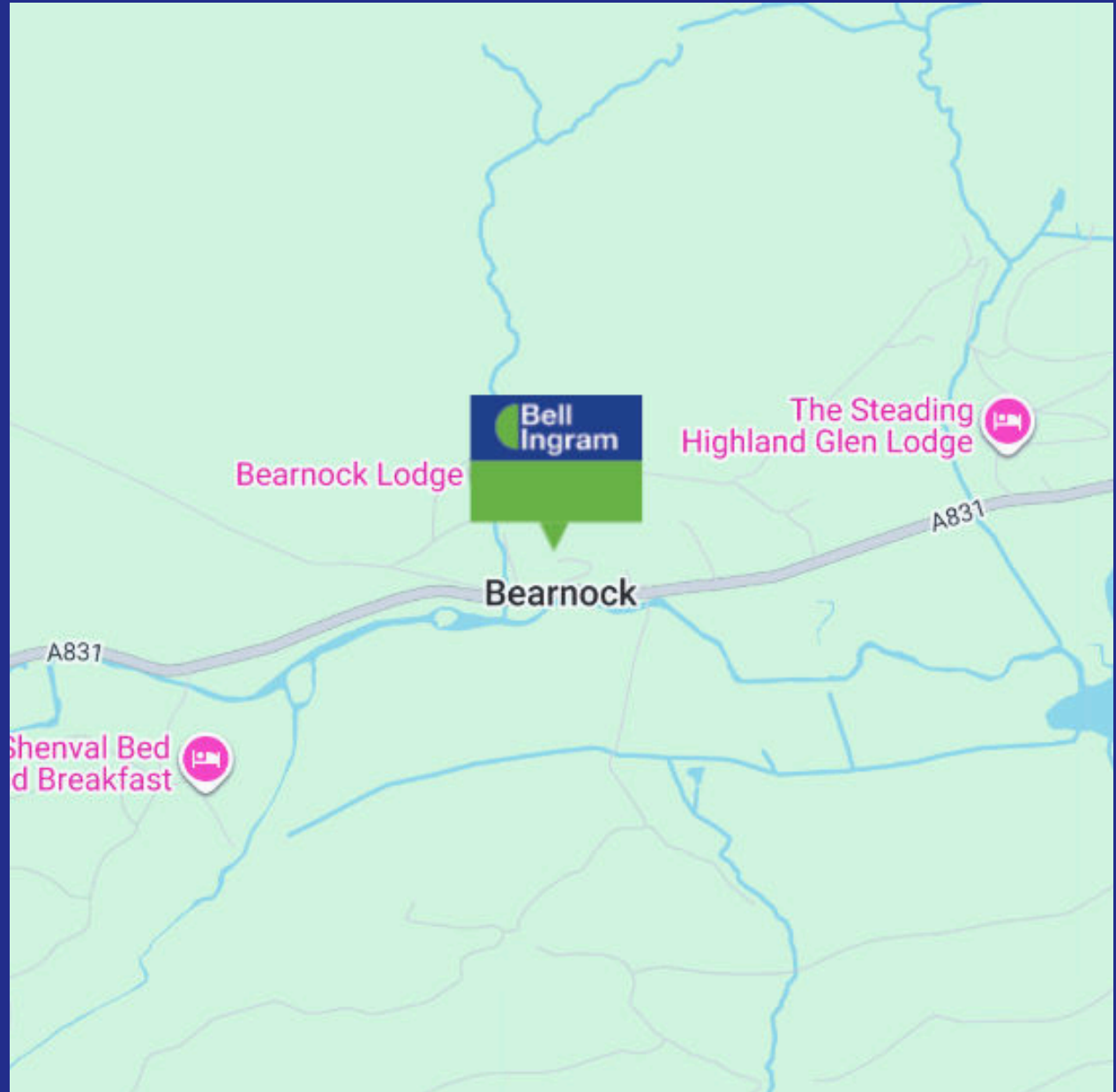






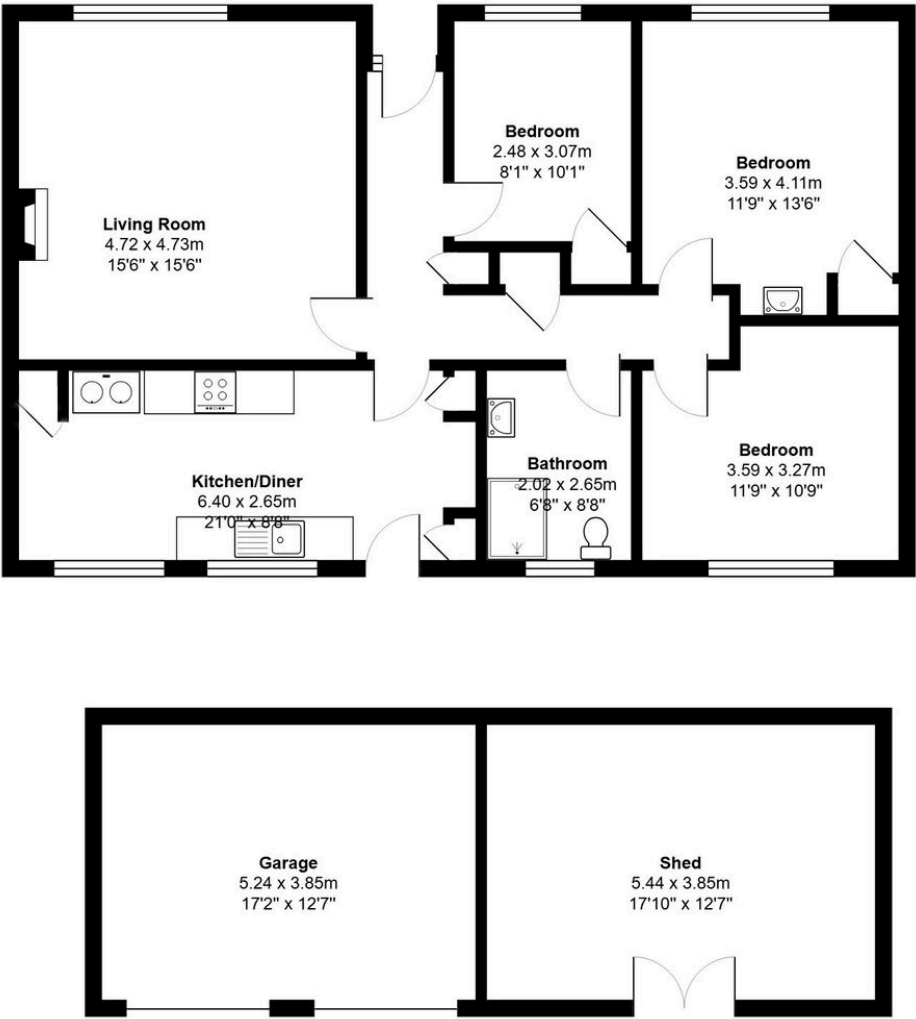
Location

Ben Loyal is situated in a peaceful rural position in Glen Urquhart, approximately six miles from Drumnadrochit and surrounded by attractive Highland countryside. Balnain has a primary school, children's play area and community hall, while Drumnadrochit provides a range of shops, cafés, primary and secondary schooling, medical facilities and leisure amenities. The surrounding area is well placed for woodland walks, hillwalking, cycling and other outdoor pursuits, with Loch Ness and Urquhart Castle nearby. A bus service connects Glen Urquhart with Inverness and the surrounding villages. Inverness, approximately 20 miles away, provides a wider range of shopping and leisure facilities, together with air, rail and road links throughout the UK and beyond.



Plans

97 square meters



Details

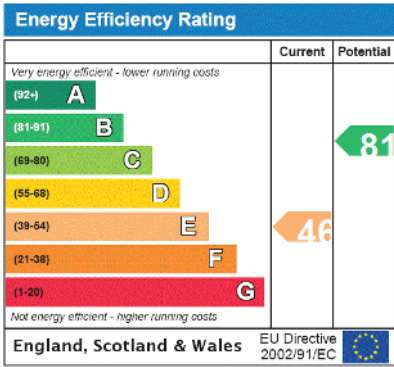
Local Authority
Highlands and Islands Council

Council Tax
Band = D

Tenure
Freehold

EPC
EPC Rating = E

Ben Loyal



Services & Additional Information

Mains water and electricity
Drainage to septic tank

Directions
From Drumnadrochit, follow the A831 west through Balnain and past Loch Meiklie. After approximately 6.4 miles, turn right onto a minor road. A metal shed stands on the left opposite the turning, with a bus stop on the right at the foot of the road. Continue uphill, where Ben Loyal is located at the top.
What3Words: [///stirs.tiny.grabs](https://www.what3words.com/stirs.tiny.grabs)

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