

# 14 Balgate Drive

KILTARLITY, BEAULY, IV4 7HL



*A spacious four-bedroom extended house only  
ten minutes from Inverness*



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Welcome to 14 Balgate Drive, Kiltarlity, Beaulieu, a spacious and contemporary four-bedroom terraced villa that is available at around £15,000 below the home report value. Situated in an attractive rural location, this property offers a delightful living environment in close proximity to picturesque woodland walks and a range of amenities.

# THE LOUNGE



Step inside and be greeted by the entrance vestibule, setting the stage for the comfortable and inviting interiors. The spacious lounge is a perfect haven for relaxation, featuring a multi-fuel burner that adds both warmth and character to the space. This is the ideal spot to unwind and enjoy cosy evenings with loved ones.



# THE KITCHEN



The large fitted kitchen is a chef's dream, complete with modern appliances and ample cabinet space. It seamlessly flows into an open-plan family area, creating a central hub for everyday living. The walk-through to the separate dining room enhances the functionality and convenience of the layout, allowing for effortless entertaining and family meals. Additionally, a utility/laundry room provides practicality and extra storage space, ensuring a clutter-free living environment.





# THE DINING AREA

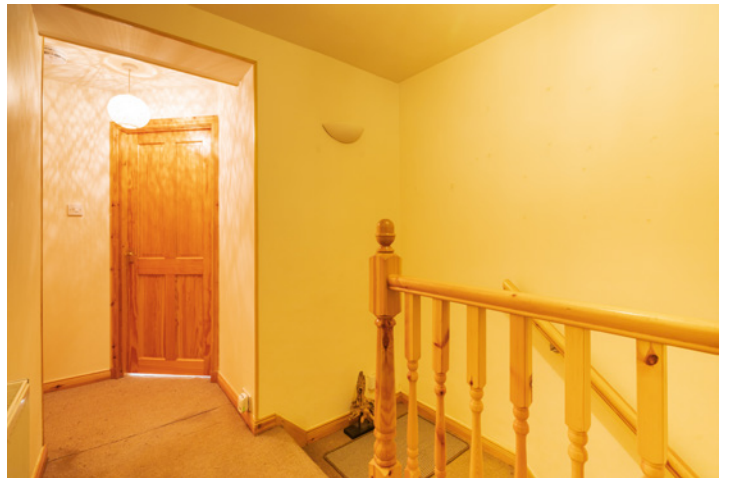




# THE UTILITY







The property boasts three double bedrooms, all thoughtfully designed to offer comfort and tranquillity. Each bedroom features built-in storage, providing convenient solutions for organizing personal belongings. Additionally, there is a smaller bedroom that can serve as a study or home office, offering versatility to adapt the space to suit individual needs.

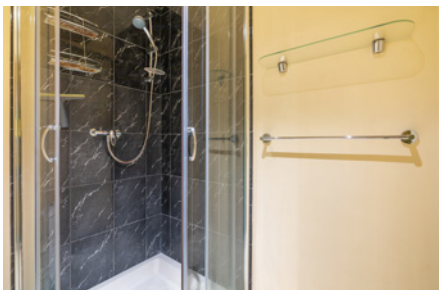
The master bedroom boasts the luxury of an en-suite shower room, providing a private retreat within the property. The remaining bedrooms are well-served by a stylish family bathroom, complete with a bath suite and a separate shower cubicle. These well-appointed facilities ensure the utmost convenience and comfort for all occupants.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# BEDROOM 4





Outside, the property offers parking at the front for multiple cars, ensuring ample space for residents and guests. The generous rear garden is a true oasis, featuring a decking area perfect for outdoor entertaining or simply enjoying the fresh air in a serene environment.

# EXTERNALS

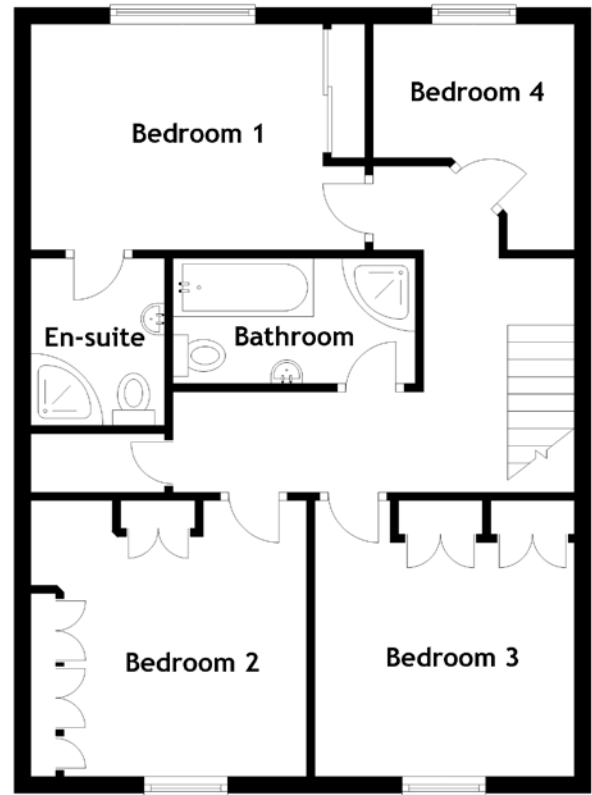
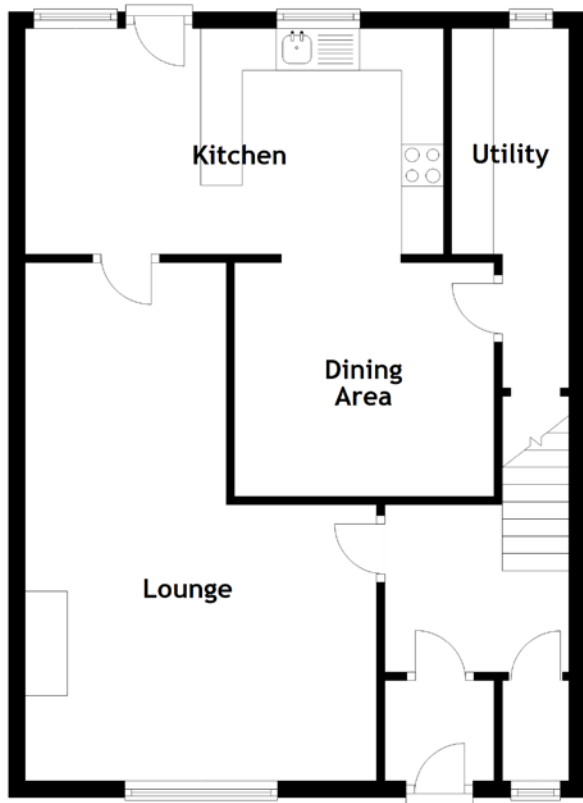


14 Balgate Drive presents an excellent opportunity to own a superb family home or a highly sought-after holiday home/let. The area boasts a high level of tourism, with many attractions across the Highlands within easy reach. Whether you seek a permanent residence or an investment property, this villa offers a desirable combination of contemporary living, rural charm, and close proximity to natural beauty.

Don't miss out on the chance to make 14 Balgate Drive your ideal home or lucrative investment in Kiltarlity, Beaulieu. Embrace the tranquillity of the rural surroundings while enjoying easy access to the many wonders the Highlands have to offer.



# FLOOR PLAN, DIMENSIONS & MAP

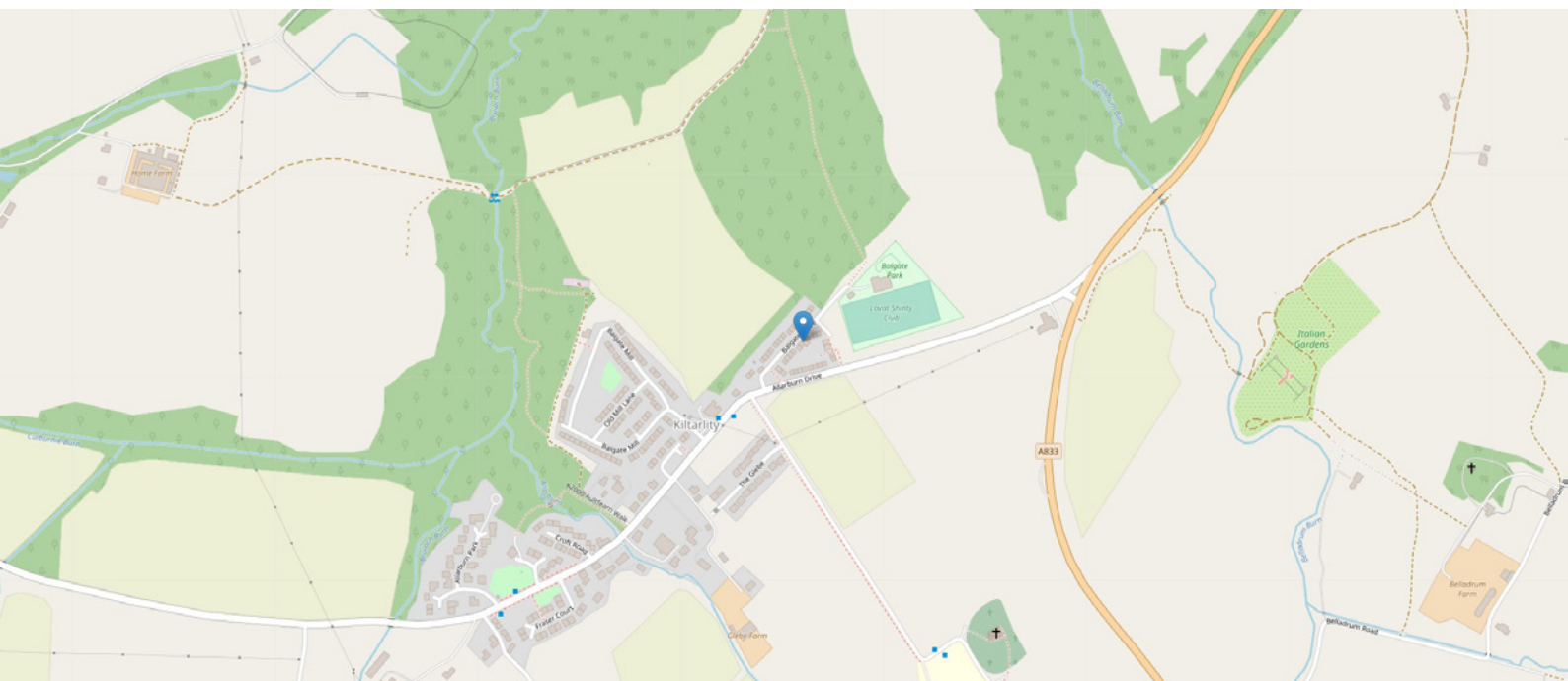


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.20m (20'4") x 4.20m (13'9")
Kitchen	5.00m (16'5") x 2.70m (8'10")
Dining Area	3.10m (10'2") x 2.80m (9'2")
Utility	4.30m (14'1") x 1.40m (4'7")
Bedroom 1	4.00m (13'1") x 2.70m (8'10")

En-suite	2.00m (6'7") x 1.60m (5'3")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bedroom 3	3.30m (10'10") x 3.10m (10'2")
Bedroom 4	2.80m (9'2") x 2.70m (8'10")
Bathroom	2.90m (9'6") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 125m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

This attractive property is situated in the popular village of Kiltarlity, 4 miles from Beaulieu, 12 miles from Inverness and 10 miles from Drumadrochit. There is a regular bus service to both Beaulieu and Inverness. Local amenities include a convenience store /Post Office, village hall and primary school, with secondary pupils attending Charleston Academy in Inverness, for which a school bus is provided. Beaulieu offers a variety of amenities and facilities including a delicatessen, butcher, bakery, supermarket, doctor's surgery, garages, hotels, banks and railway station. A number of national supermarket chains also do home deliveries to this area.







Inverness provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest-growing cities in Europe, it provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park and The Nevis Range near Fort William. The ruggedness of the northwest Highlands often referred to as the last great wilderness in Europe is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



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