

# 5 Shenval

GLEN URQUHART, DRUMNADROCHIT, IV63 6TW



SEMI-DETACHED 3-BEDROOM HOME COMBINES  
MODERN COMFORT AND RURAL CHARM



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Situated in the scenic Glen Urquhart area, this well presented, semi-detached 3-bedroom home combines modern comfort and rural charm. With a series of thoughtful improvements and energy-efficient features, this property offers a welcoming space for a family or anyone seeking a peaceful, well-maintained home.

The spacious layout includes a flexible ground floor, featuring a double bedroom currently used as an office/TV room, as well as a convenient downstairs shower room. Upstairs, you'll find two further double bedrooms and a family bathroom, complete with both a bath and a shower.

The property offers a cozy living environment with a log burner in the lounge and space for a dining table, and underfloor heating throughout the downstairs, ensuring warmth and comfort. The functional kitchen offers direct access to the rear garden, with a cozy spot for a small dining table—perfect for casual meals or morning coffee.

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## The Property







**Bedroom 1**



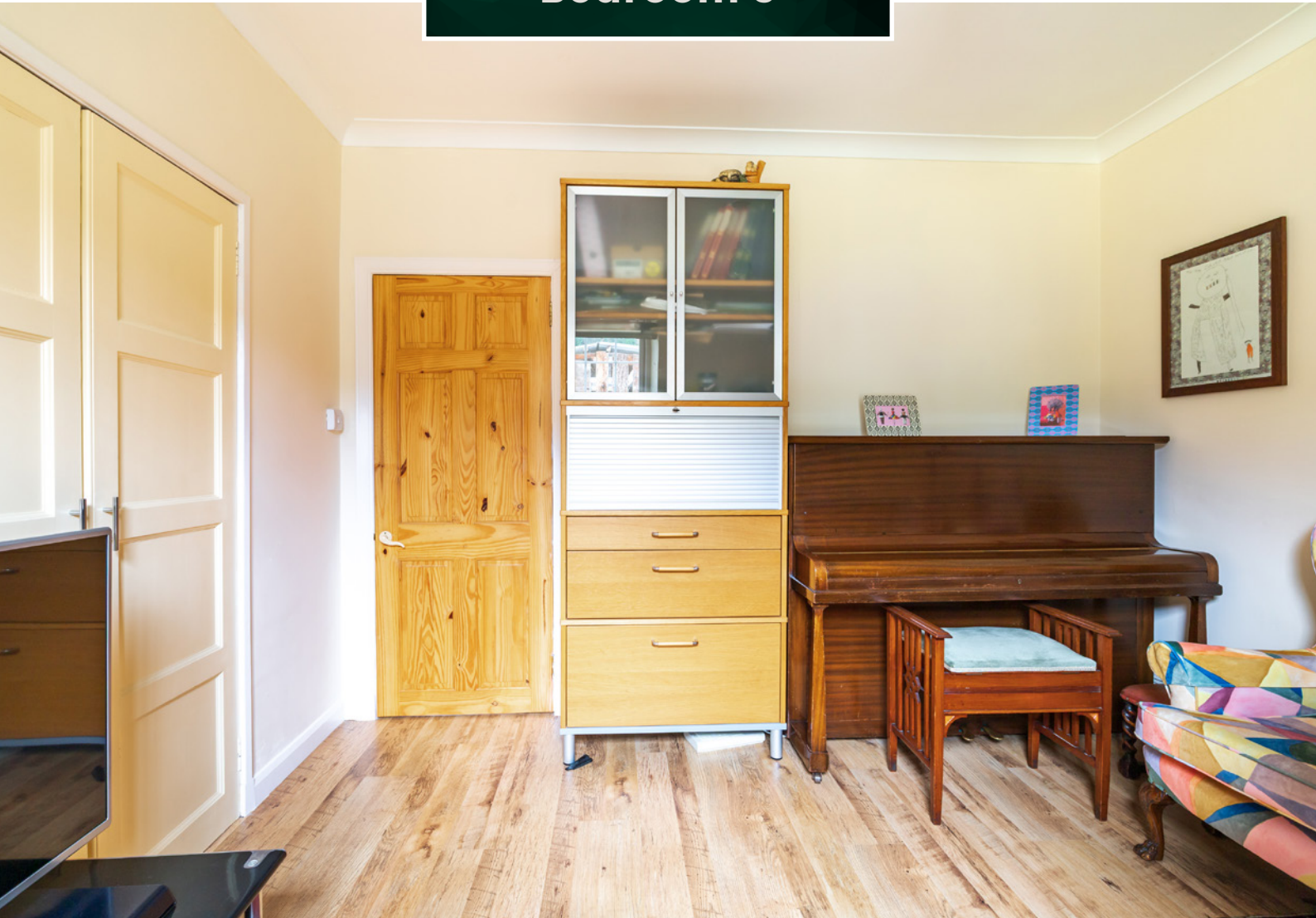


**Bedroom 2**





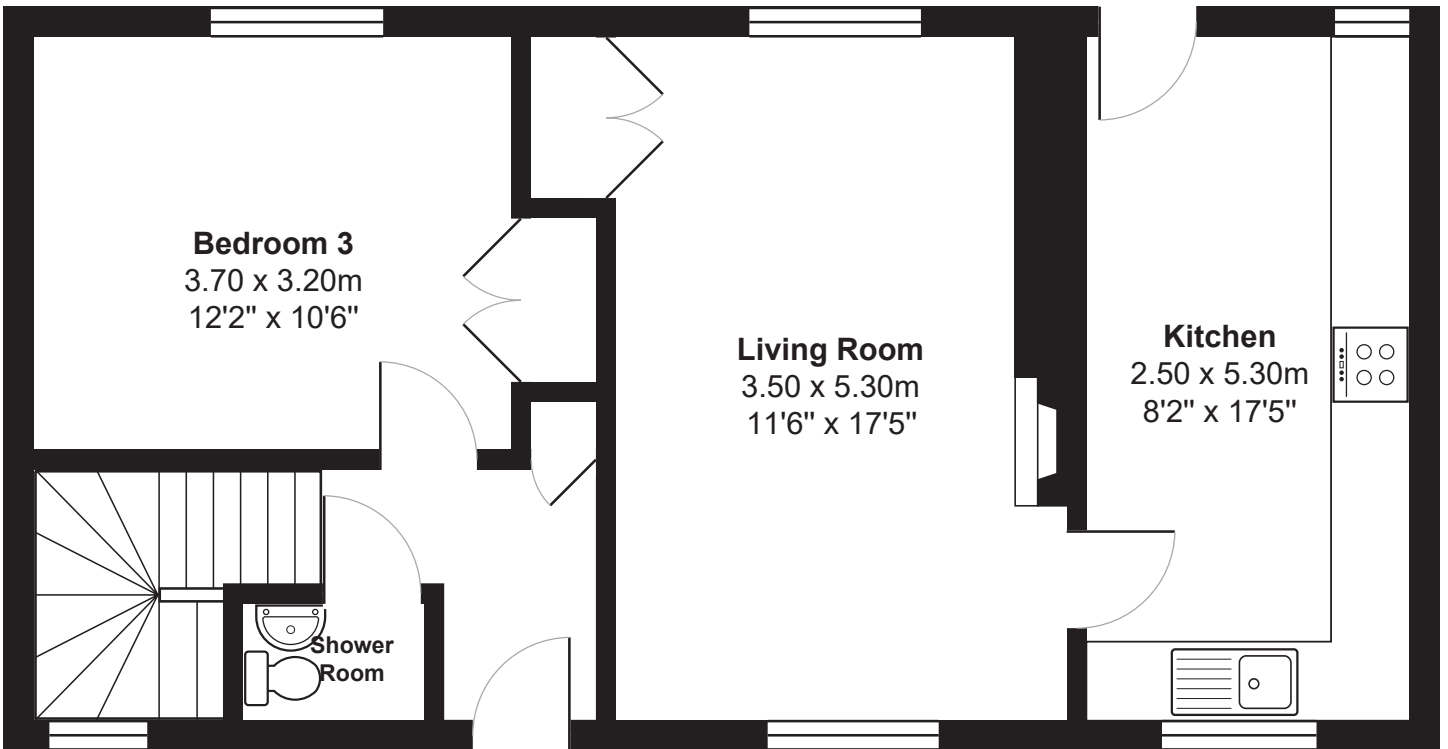
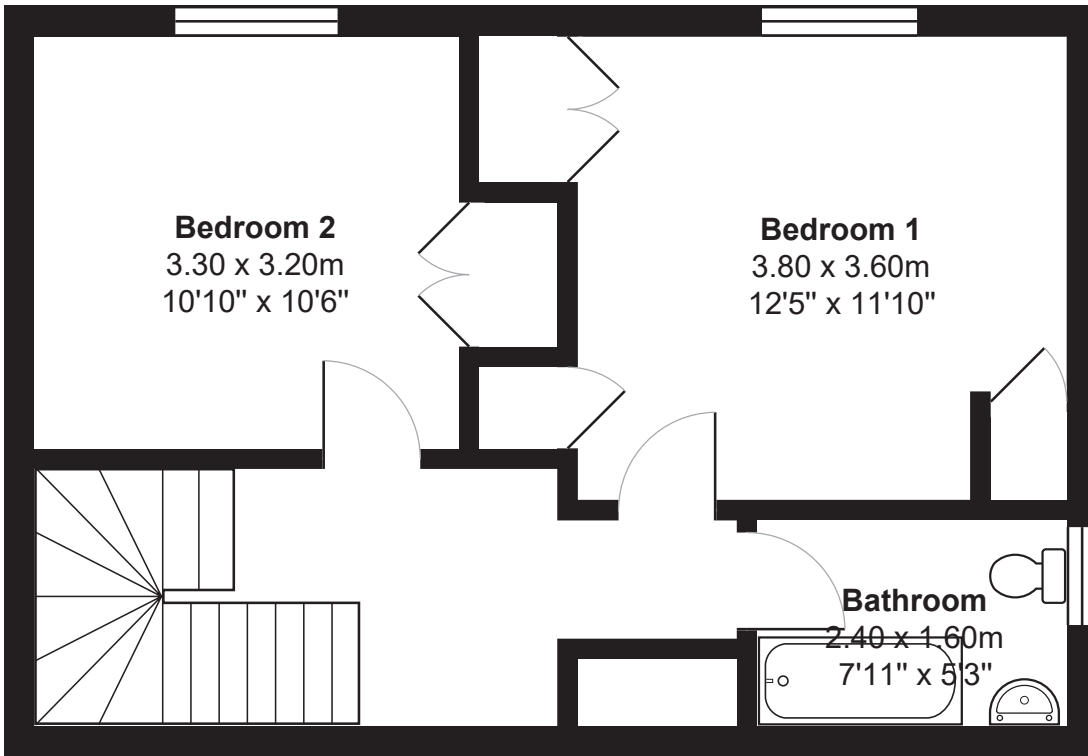
**Bedroom 3**











Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: D



Solar panels for water heating, oil central heating, and additional insulation enhance energy efficiency. The home has been regularly maintained, including gutter cleaning and annual chimney sweeping. The rear outdoor area includes a large garden shed with electricity supply a woodshed, a kennel and a polytunnel. At the front of the property there is off street parking for two cars, and an electric car charging point. Sensor lighting surrounds the property, and a deer fence border provides added security.

The home is conveniently located with primary school transport provided from the property and secondary school transport available from the road end.

## The Property



## URQUHART CASTLE

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The hamlet of Shenval is a picturesque sanctuary nestled in the heart of Glen Urquhart near Drumnadrochit, Inverness. This charming Highland retreat offers a rare opportunity to immerse yourself in nature's beauty while enjoying the comforts of a well-appointed home. Located in the tranquil Glen Urquhart, this serene area is surrounded by rolling hills, lush greenery, waterfalls, and sparkling lochs, creating an idyllic backdrop for peaceful living.

With easy access to local amenities, charming villages, and a range of outdoor activities, 5 Shenval, Glen Urquhart provides the perfect balance of Highland tranquillity and modern convenience. Inverness city centre is just 20 miles away, and Inverness Airport is just over 30 miles away, offering daily flights to London Gatwick and Europe.

Discover the charm of this unique retreat and embrace the lifestyle it offers.

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Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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