



Thorntons
The right way to move

Annieshill, Ruisaurie, Beauly,
Highland IV4 7AJ





Summary

Set in the serene Highland countryside with commanding views over the Beaully Firth, Annieshill is a beautifully extended five-bedroom villa offering spacious, versatile accommodation. The property includes a modern, self-contained one-bedroom annex with private entrance—ideal for guests, family, or rental use. The main house boasts a striking open-plan kitchen/dining/family room with vaulted ceilings and expansive glazing, a generous lounge with multifuel stove, and multiple well-appointed bedrooms including a luxurious master suite. With landscaped gardens, a timber garage with workshop, and a blend of oil and underfloor heating, this elegant home offers exceptional rural living with modern comforts.

Features

- Impressive 5-bedroom family villa
- Open views across the Beaully Firth
- Self-contained 1-bedroom annex
- Stunning open-plan kitchen/diner/family room
- Spacious lounge with multifuel stove
- Ground floor bedroom, shower room, utility
- Principle bedroom with en-suite bathroom
- Extensive grounds with lawn, trees, and shrubs
- Timber garage, rear workshop,
- Ideal family home

Room Measurements

Kitchen/dining/family rm: 4.89m x 6.41m (16'1 x 21'0)

Lounge: 4.61m x 4.79m (15'1 x 15'9)

Principal Bedroom: 4.04m x 5.41m (13'3 x 17'9)

Bedroom 2: 3.51m x 3.56m (11'6 x 11'8)

Bedroom 3: 4.80m x 4.22m (15'9 x 13'10)

Bedroom 4: 3.19m x 3.70m (10'6 x 12'2)

Shower Room: 1.73m x 3.66m (5'8 x 12'0)

Annexe lounge/kitchen: 4.36m x 3.88m (14'4x12'9)

Annexe bedroom: 2.17m x 3.05m (7'1 x 10'0)

Annexe Shower room: 2.49m x 1.18m (8'2 x 3'10)



Ruisaurie benefits from close proximity to Beaulieu's excellent local amenities, including independent shops, a supermarket, cafes, a post office, primary school, and medical facilities.





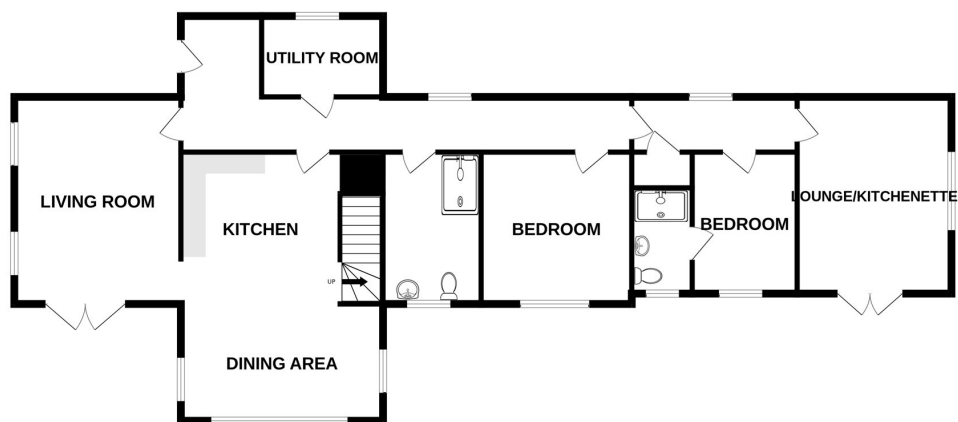


The ideal location for those seeking a lifestyle that
balances rural charm with modern convenience

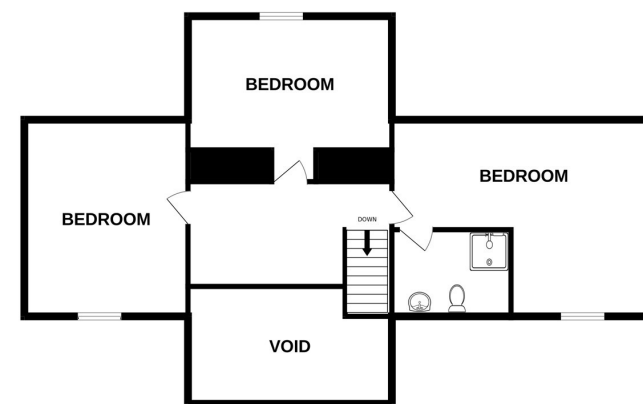


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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