

# Cnoc Aluinn Croftnacreich

North Kessock, Inverness, IV1 3ZE

**Offers Over £395,000**





### Overview

- Spacious 4 bed detached bungalow in rarely available location
- Spectacular views of the Beauly Firth and beyond
- Beautifully presented with high quality finishes throughout
- Lounge, kitchen/diner, utility, 4 bedrooms, 2 ensuites and family bathroom
- Landscaped gardens, garage, driveway for 4 cars, decking areas, patio and shed
- EPC Band D



### Description

Incredible opportunity to purchase this beautifully presented detached bungalow in the picturesque semi rural hamlet of North Kessock. This lovely home would suit families or those looking for a retirement bungalow. The lounge is presented in a contemporary style with a woodburning stove with panelling surround providing a striking focal point. Patio doors open to the decking area allowing an abundance of natural light while framing the breathtaking views. The spacious kitchen/diner is well equipped for both function and style with an integrated dishwasher, large range, American style fridge/freezer and breakfast bar for a relaxed dining option. The dining area is positioned to take full advantage of the lovely views while being bathed in natural light due to the patio doors and has space for a large dining table with 6 chairs. The modern kitchen units extend into the utility room, which is fitted with a sink, clothes pulley and has space for a washing machine and has access to the garage. Two of the four bedrooms both feature ensuite shower rooms with the principal having two integrated double wardrobes. The luxurious family bathroom completes the accommodation with its freestanding bathtub with a wood panelling backdrop, spacious walk-in rainfall shower and sleek modern fixtures. There is ample storage within three hallway cupboards and the partially floored loft space with ladder and lighting. The property benefits from mixed double and triple glazing and oil central heating throughout. The outdoor areas are equally impressive featuring expansive decking that showcases the views of the Beauly Firth and rolling hillside beyond. A covered seating area offers a comfortable space to enjoy alfresco dining. To the front of the property the landscaped garden is thoughtfully designed with a driveway for multiple cars that leads to the integral garage with electric roller door. Overall, this luxurious bungalow would make an ideal purchase for families, or those looking for a retirement bungalow with close proximity to the A9 allowing easy commutable access to Inverness City Centre.



## Room Dimensions

**Lounge** (19' 9" x 17' 6") or (6.01m x 5.33m)

**Kitchen / Diner** (26' 11" x 13' 8") or (8.21m x 4.17m)

**Utility Room** (11' 7" x 6' 0") or (3.54m x 1.83m)

**Principal Bedroom** (12' 9" x 10' 10") or (3.89m x 3.29m)

**Principal Bedroom En Suite** (9' 0" x 6' 8") or (2.75m x 2.02m)

**Bedroom 2** (12' 9" x 10' 10") or (3.89m x 3.30m)

**Bedroom 2 En Suite** (9' 1" x 4' 11") or (2.77m x 1.50m)

**Bedroom 3** (9' 10" x 9' 4") or (2.99m x 2.85m)

**Bedroom 4/office** (11' 11" x 7' 7") or (3.63m x 2.30m)

**Bathroom** (11' 9" x 8' 7") or (3.59m x 2.61m)





#### Floor Area

170m2

#### Extras

All fitted floor coverings, fixtures and fittings including all light fittings. Curtains, curtain poles and window blinds and integrated dishwasher. Other white goods and items of furniture are available by separate negotiation.

#### Services

Mains electricity, drainage, water. Oil heating. Telephone and broadband.

#### Council Tax

Band F

#### Tenure

Freehold

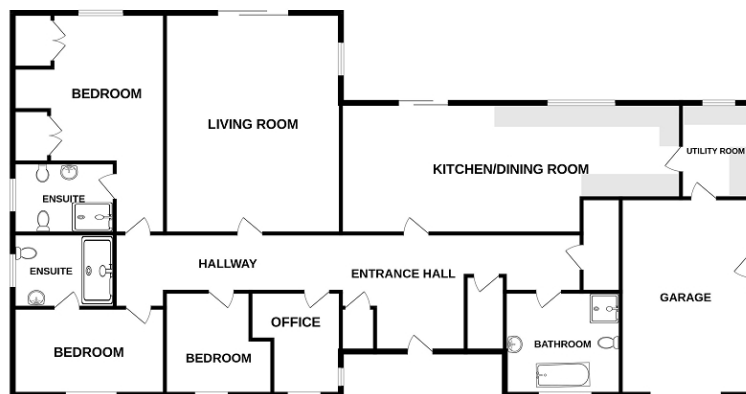
#### Entry

By mutual agreement

#### Viewing

To arrange a viewing of this property please contact Louise on 07732836965 or 01463 233218.

GROUND FLOOR



**Tel: 01463 233218**

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