



Upper Myrtlefield, Inverness, IV2 5BX

Offers Over £700,000

Hamish

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PROPERTY PROFESSIONALS



- Large five bedroom detached family home
- Four ensuite bedrooms and two further bathrooms
- Large kitchen diner
- Two lounges
- Sunroom
- Oil fired central heating
- Separate detached holiday cottage
- Lots of off-street parking
- Home report available on request
- Accompanied viewings by appointment 7 days a week

**When you list with Hamish there are no upfront fees.
We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Westview House is a stunning property in an absolutely prime location with the opportunity to provide a top-rated, exclusive accommodation business or a magnificent large family home. Before stepping foot on the property, it is easy to see it has real class and elegance, and its location, nestled in the heart of open countryside, offers exquisite views across fields and to the Moray Firth and Black Isle. This is a large property, even before adding the charming detached annexe that makes this delightful house so unique and desirable. Constructed in 1994, Westview House offers a substantial one-and-a-half-storey villa. Its large entrance hall with timber joinery and flooring in warm woods creates a welcoming and impressive entrance offset by a fabulous design. This sets the scene for a property with discerning aesthetics and five-star-worthy layouts and accommodations. A large living room decorated in contemporary greys and whites benefits from an open fireplace and large French windows that open onto a sheltered patio and lawn. The dining kitchen echoes the styling of the living room with greys and whites, a mixture of wooden work surfaces and a range-style oven and hob. With an adjoining spacious utility room, the generous kitchen offers a wide galley layout, space for a large dining table, and plentiful cabinets, making it ideal for the larger-scale storage and food preparation necessary for bed and breakfast accommodation or a home for an extended family. The comfort and amenity of the dining kitchen is further enhanced by the adjacent sunroom, a delightfully light-filled space that gives scope to enjoy the views of the garden and beyond all year round. Westview House has five beautiful bedrooms, three on the ground floor and two on the first floor, offering the potential of accessible accommodation should the new owner choose to utilise the benefits of the property as an attractive destination for holidaymakers. The three ground-floor bedrooms each have an ensuite shower room and there is also a separate bathroom with a luxurious spa bath. The ground floor is completed with a generously proportioned living room and kitchenette, providing additional self-catering accommodation or a granny flat if desired.

On the first floor, there are two more substantial bedrooms, each beautifully finished. Both bedrooms have an en-suite shower room, and one has an attached dressing room. There are also two studies and another family bathroom, elegantly designed in striking black and white as well as another spacious living room which could easily be converted to a bedroom if so desired. The views from the both floors are magnificent, which again sets this remarkable property apart. However, the standard of decoration and the generous and opulent layout throughout make Westview House a desirable residence or business opportunity. The detached annexe is a beautiful addition to this property and offers a substantial building in its own right. Ideal for use as a separate guest or holiday accommodation or a cottage for family members, this lovely house is a simpler version of the main house but retains the quality and attention to detail evident elsewhere throughout the property. A living room, kitchen, bedroom and bathroom are found on the ground floor and offer clean and spacious rooms that enjoy great views and plenty of room. The ground floor bedroom is spacious enough to sleep four, making the overall accommodation in this building alone suitable for eight people. Upstairs, there are two further bedrooms and a shower room. Outside, extensive gardens are laid with lawns and gravel and enclosed in timber fencing. There are plenty of areas where guests or family can retreat in relative privacy, should they choose. This amazing property offers considerable opportunities as a luxurious bed and breakfast venture or as a large and comfortable family home. Westview House has been beautifully finished and immaculately kept, it offers masses of space to relax, entertain, or welcome friends, family and guests and its layout makes it a comfortable property, that retains its personality and sense of homeliness. This is definitely one to view as early as possible.

ABOUT MYRTLEFIELD AND NAIRNSIDE

Just 15 minutes drive from the centre of Inverness and nine minutes from Culloden, the hamlets of Myrtlefield and Nairnside are two small areas between Culloden Moor and Bogain. Set in the middle of woodland, moorland and agricultural holdings, they are in the ancient settlement of Strathnairn. While it can still be considered within the boundaries of Inverness or Culloden, these two hamlets each have distinct enough character to warrant a description of their own. The strong agricultural heritage and the backdrop of Drum Mossie Moor give the hamlets a rich rural identity, lending the area a feel of exclusivity and refinement. Its older connections with Cawdor, Culloden and the wider Strathnairn communities and its clans accentuate Myrtlefield and Nairnside's Scottish history, further reinforced by its iconic landscape and extensive wildlife. While services do not feature highly in the hamlets in this area, their location between Inverness and Culloden means a wide choice of nearby medical centres, dentists, retail areas, and provisions are available locally. There are primary and secondary schools in Culloden and Inverness, and a school bus goes to Culloden Academy. Inverness Airport is 17 minutes away, with good road and bus access.



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GENERAL INFORMATION:

Services: Mains Water, Electric & Gas

Council Tax Band: G

EPC Rating: D (64)

Entry Date: By mutual consent

Home Report: Available on request.

Viewings: Accompanied by agent by appointment only.



INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all white goods in the kitchen except the fridge freezer.

ANTI MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.

INTEREST:

It is important your solicitor notifies this office of your interest otherwise the property may be sold without your knowledge. Hamish strongly recommend that you discuss any particular points regarding the property which are likely to affect your interest in the property with them prior to viewing. Interested parties are advised to notify their interest, in writing, with Hamish as a closing date for offers may be set. The seller reserves the right to accept an offer made privately prior to any closing date and further, the seller is not bound to accept the highest, or indeed, any offer. These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.



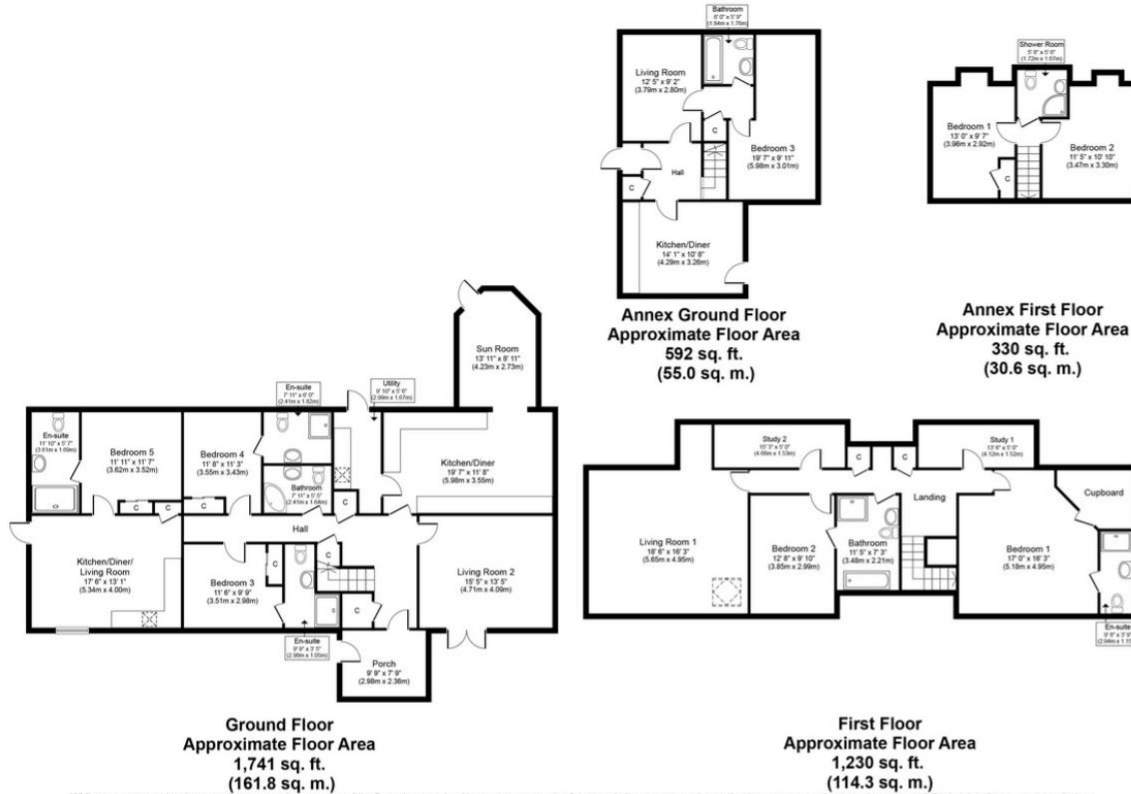
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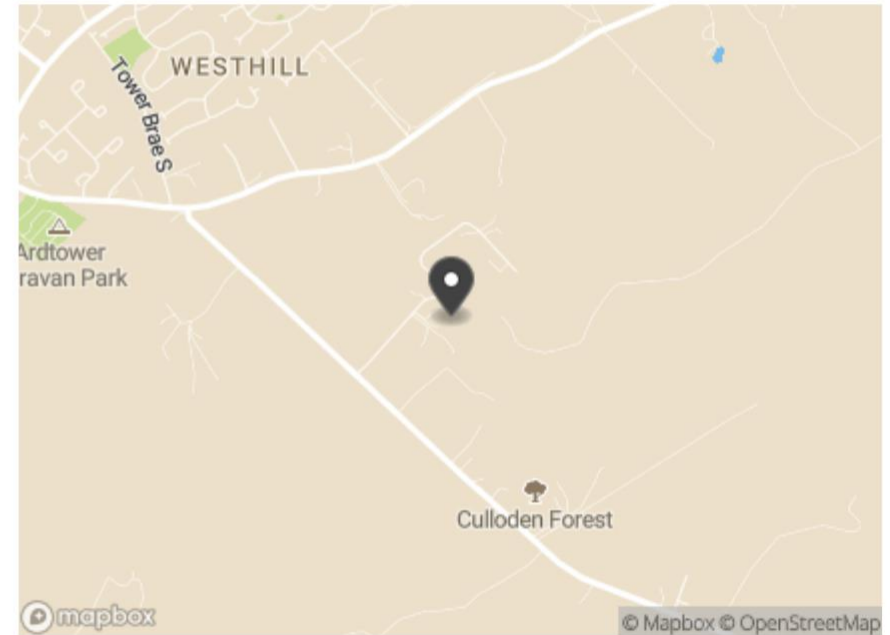
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			74
			55
England, Scotland & Wales			
		EU Directive 2002/91/EC	



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