



Ardendrain, Kiltarlity Beauly, IV4 7HS

Offers Over £440,000

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PROPERTY PROFESSIONALS



- Huge Lounge With Patio Doors To Garden
- Wood burner Stove Set In Marble Fireplace
- Light-Filled Kitchen With Breakfast Bar
- Generous Main Bedroom With En-Suite
- Flexible Layout With Four Bedrooms Possible
- Dedicated Home Office With Built-In Desk
- Utility Room With Laundry Space
- Wide First Floor Landing With Area For Seating
- Solid Fuel And Oil Heating Options Installed
- Tranquil Highland Living

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**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](mailto:askhamish@hamish-homes.co.uk)**



Set in the peaceful hamlet of Ardendrain, just outside Kiltarlity, The Whins is a generously sized detached family home with flexible living spaces, an integral double garage and private gardens surrounded by sweeping Highland countryside. Occupying a sloped plot, the home sits slightly elevated from the road, with a tarmac driveway leading to the garage and a garden that wraps around the front, side and rear of the property. The grounds are well enclosed with fencing and low masonry walls, offering plenty of potential for planting areas or outdoor seating to take in the surrounding views.

Inside, the entrance hall is bright and welcoming, with soft grey carpet underfoot and white-painted walls. The staircase leads up ahead, with access to the ground floor rooms on either side. To the left, the lounge is an expansive space with three windows and a set of timber-framed patio doors opening directly to the garden. Cream walls and grey carpet keep the look fresh, while a solid white marble fire surround houses a wood burner stove, adding warmth and a strong focal point to the room. It's currently set up with multiple seating zones, a dining table and even a piano, with ample space remaining for everyday use. This is sure to become a room that you and your family will love to spend time in.

The kitchen is a great size and well equipped, with light grey cabinetry, peach-toned tiled splashbacks and a stainless steel sink. Integrated appliances include a large double oven, gas hob and extractor hood. A breakfast bar provides space for casual meals or coffee breaks and there's room for an additional table if desired. Plumbing is already in place for a dishwasher while soft grey-toned wood laminate flooring runs throughout. Flowing off the kitchen, the utility room carries the same flooring and decor, with extra worktop space and a sink. The room has plumbing for appliances such as a washing machine and tumble dryer, to help keep laundry tasks separate from the home. A radiator in here keeps it warm and functional year-round.

The home also has a versatile ground floor room which could be a fourth bedroom or separate dining room. This is another generous space with white walls, dark grey carpet and a large window with a radiator below. Whether used for family meals or as an additional sleeping quarter, it offers great flexibility for families. Near the front door, a study sits off the hall too. Small but well thought-out, it is fitted with a black counter that runs the full length of the room, white shelving above and a small window to allow natural light. It's a great spot for working from home or handling day-to-day admin. The ground floor cloakroom includes a conveniently placed toilet and a sink that is set into a unit with ample storage cupboards beneath. White textured tiling covers the lower half of the walls, with a coloured border tile separating the top half, which is painted white. A small window keeps the space fresh and bright.

Upstairs, the landing opens into a generous, bright space with a wide front-facing window that frames open countryside and rolling hills. There's plenty of room for seating directly by the window, making it the perfect spot to relax and enjoy the view. Finished with soft carpet and crisp white walls, the landing is a calm, bright and inviting area of the home. The main bedroom is a spacious and peaceful double, finished with white walls and a soft grey carpet underfoot. Ceiling spotlights compliment the room adding to the clean, modern feel. A full-length built-in wardrobe with mirrored sliding doors offers generous storage without compromising on space. The en suite shower room sits neatly off the bedroom and includes a corner shower cubicle, toilet and integrated sink set into a light wood-effect vanity unit. Pale tiling throughout keeps the space bright and easy to maintain.

Bedroom two is another comfortable double with light cream walls, soft carpet and a very large double wardrobe with white-painted sliding doors, providing exceptional storage space. Bedroom three is equally spacious, with bold sunburst orange walls balanced by a white ceiling and soft brown carpet. It also includes a large built-in double wardrobe and a window with radiator beneath. The family bathroom has a full white suite, including a bath with shower over, toilet and sink built into a matching wood-effect vanity unit. Cream tiles finish the walls and a Velux-style window on the sloped ceiling adds both light and character. There's also an integral boiler room which houses the boiler with worktop space and floor-standing cupboards, ideal for tools or additional storage. Heating throughout the home is via water-filled radiators, powered by either the external oil boiler or the solid fuel range in the kitchen. Hot water is also supplied through the central system, with the insulated cylinder housed in the cupboard in bedroom two. Smoke and carbon monoxide detectors are in place throughout.

Outside, a wood store offers practical storage and a substantial gabion retaining wall at the rear ensures structure and stability to the landscaped slope behind. The garden is spacious, with lawned areas, places to sit and unwind and huge potential for anyone interested in creating flower beds or vegetable plots.

With over 219 square metres of internal space, The Whins is a rare find in a beautiful Highland setting, offering flexibility, scale and comfort, all just a short drive from the amenities of Beaulieu and within commuting reach of Inverness. Contact Hamish Homes today to arrange a viewing and discover everything this unique property has to offer.



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PROPERTY PROFESSIONALS



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 219 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		90
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only



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