



Dingwall, Culbokie, IV7 8JY

**Offers Over £335,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Bright Sitting Room With Full-Length Windows
- Multi-Fuel Stove In Cosy Lounge
- Traditional Kitchen With Dark Wood Cabinets
- Five Double Bedrooms, Two With En-Suites
- Bathroom With Bath And Separate Shower
- Convenient Separate Utility Room
- Ample Hallway Cupboards For Extra Storage
- Detached Double Garage With Power
- Spacious Gravel Driveway With Turning Area
- LPG Heating And Double Glazed Windows

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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 at the northern edge of Culbokie, just opposite the playing fields, Belgrove is a spacious five-bedroom detached bungalow with a large private garden, double garage and flexible layout that's ideal for family living. Occupying a substantial plot and offering over 150 square metres of internal space, the home is a rare find in a quiet village location within easy reach of Dingwall and Inverness.

A gravel driveway leads up to the property, with a turning area and plenty of space for parking. To one side sits a detached double garage, fully powered and lit making it ideal for car storage, hobbies or extra household space. The plot itself is laid mostly to lawn with a mix of shrubs and trees, surrounded by fencing and natural greenery that provide privacy and a peaceful setting for families and pets alike.

The home opens with a bright, window-lined vestibule that leads into a wide hallway with soft cream carpets and wooden doors throughout. Large built-in cupboards offer valuable storage and help maintain the home's clean, uncluttered look.

The main sitting room is a welcoming space with light carpet, neutral décor and a charming exposed red brick feature wall. A multi-fuel stove sits neatly against the brick chimney breast, adding warmth and a rustic touch, while a floor-to-ceiling window floods the room with natural light.

The kitchen and dining area follows a traditional layout, with dark wooden wall and floor cabinets, grey worktops, tiled splashbacks and a stainless steel sink. Integrated appliances include a gas hob and oven, and there's ample room for a family dining table and chairs. An exposed brick wall adds texture and warmth, continuing from the adjacent sitting room. Off the kitchen, the convenient utility room has its own sink with space for laundry appliances too.

Each of the five bedrooms is comfortably sized to accommodate double beds and furniture, with soft neutral carpets and light-painted walls throughout. Three of the bedrooms benefit from built-in wardrobes with wooden doors, and two enjoy the added convenience of private en-suite shower rooms. Both en-suites are finished in a clean, classic style with tiled shower surrounds, white sanitaryware and frosted windows for natural light.

The main bathroom is neatly arranged with a bath, separate shower enclosure with electric Triton unit, toilet and hand basin, all set against soft painted walls. A radiator and shaving socket complete the space, providing practicality without compromising on comfort.

This is a well-maintained and adaptable home in a desirable village setting, offering scope for modernising or simply moving straight in. With its combination of generous rooms, two en-suites, large gardens and traditional charm, Belgrove is perfectly suited for families, those seeking space to grow or anyone looking to enjoy village life with easy access to amenities. Contact Hamish Homes today to arrange your private viewing as flexible family homes of this size, setting and potential, rarely come to market.

#### About Culbokie

Culbokie is a charming village on the Black Isle that offers a peaceful rural lifestyle with stunning views across the Cromarty Firth. Just 12 miles from Inverness, it provides the perfect balance between countryside tranquillity with easy access to city life.

The village has a strong community spirit and offers essential amenities, including a local shop, café and a well-regarded primary school. Secondary education is available at Fortrose Academy, a short drive away.

Culbokie is well-connected by road, with the A9 providing quick access to Dingwall and Inverness, where residents can find supermarkets, healthcare services and leisure facilities. The surrounding countryside offers excellent opportunities for walking, cycling and wildlife spotting, making it a great choice for nature lovers.

With its beautiful setting, friendly community and excellent transport links, Culbokie is an ideal location for those looking to buy a property in the Highlands.







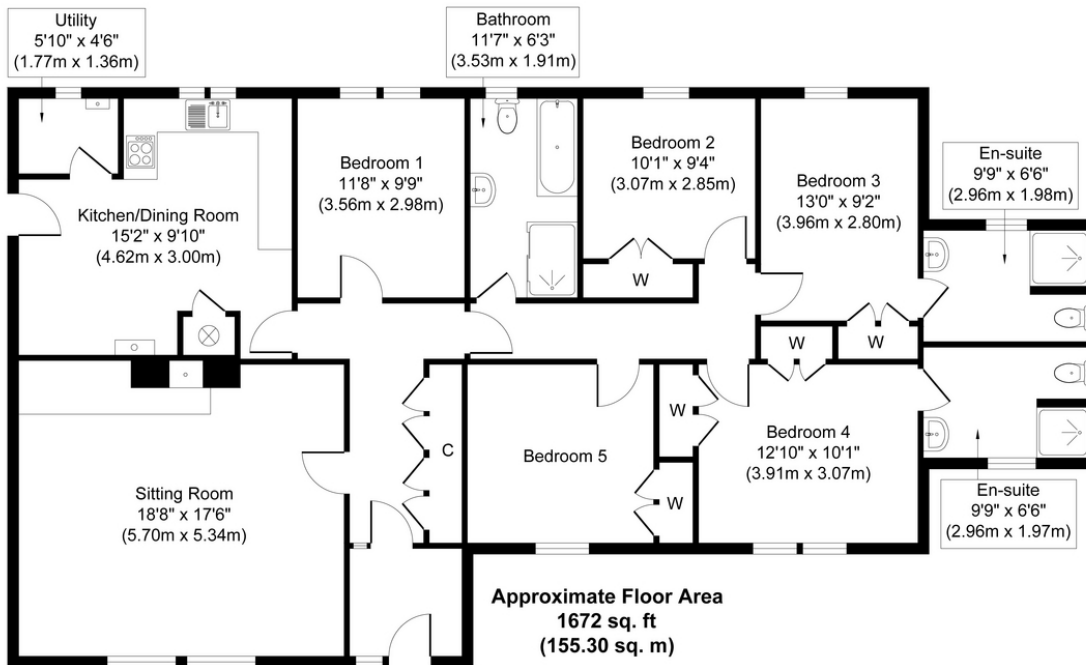
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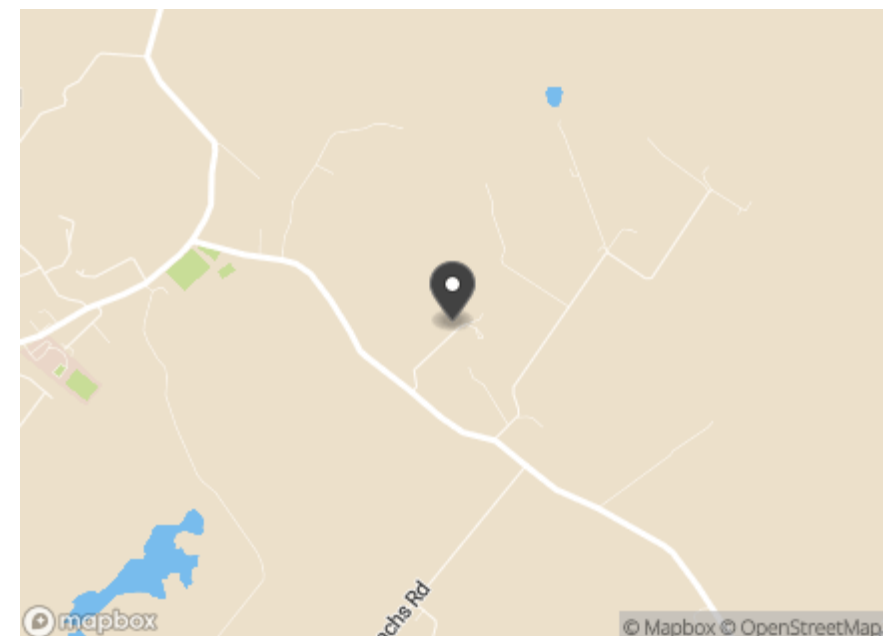


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	45	63
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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+) A	60	73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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