



## 56 BELLFIELD ROAD INVERNESS, IV1 3XX

£350,000  
FREEHOLD

Welcome to Bellfield Road, North Kessock, Inverness - a charming location that could be the setting for your new home! This delightful home boasts not one, but two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there's plenty of room for the whole family to unwind and make this house their own.

This property is a true gem, located just a short walk away from the shores of the Moray Firth and just a short drive from the City of Inverness.

Whether you're looking to host elegant dinner parties in the spacious reception rooms or enjoy quiet evenings in the comfort of your own bedroom, this house offers the perfect blend of style and functionality. Don't miss out on the opportunity to make 56 Bellfield Road your new address - a place where comfort and luxury meet in the heart of North Kessock.



**home sweet home**  
estate agents  
your local property experts



# 56 BELLFIELD ROAD

- 4 Bedroom Detached Home • Desirable North Kessock Location • Stunning Sea View From First Floor • Inviting, Spacious Lounge • Stylish Dining Kitchen • Ground Floor Bedroom With Ensuite Bathroom • Ground Floor Shower Room Plus First Floor Bathroom • Fabulous Wrap Around Garden • Double Garage And Driveway Parking • EPC Band



## Full Description

Discover your dream home in the sought-after North Kessock area of Inverness with this exceptional 4-bedroom property, perfectly designed for modern family living. The expansive ground floor boasts a spacious lounge, a sleek dining kitchen, a versatile family room/formal dining room, a practical utility room, a stylish shower room, and a comfortable bedroom with an ensuite bathroom, offering convenience and privacy. Upstairs, you'll find three generously-sized bedrooms, two of which enjoy stunning sea views, and a modern family bathroom, ensuring ample space for everyone. The property also features a double garage and driveway parking for several cars, providing ample storage and parking space. The enchanting wrap-around garden is a haven for families and gardening enthusiasts alike and ideal for alfresco dining and entertaining or simply relaxing in the sun. Located just moments from the stunning Moray Firth coast and a short drive to Inverness, this home offers excellent access to outdoor sports and natural beauty, making it the perfect retreat for active lifestyles. Don't miss the chance to make this superb property your own!

## Location

56 Bellfield Road enjoys a superb position in this delightful coastal village which is only a short commute from the amenities of Inverness and on a regular bus route. The village is home to a primary

school, medical and dental practices, a church, general store with post office, a renowned hotel and a popular tearoom. Additionally, this desirable home is in the catchment area for the highly acclaimed Fortrose Academy which is serviced by the school bus.

## Additional Details

Council Tax Band: F

EPC Band: E

Oil Central Heating & Double Glazed Throughout

Home Report Available By Contacting:  
[hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet Home on 01463 710151

Any offers should be submitted in Scottish legal form to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

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

**Lounge**

**Kitchen / Diner**

**Family Room / Dining Room**

**Utility Room**

**Shower Room**

**Bedroom 1**

**Ensuite Bathroom**

**Bedroom 2**

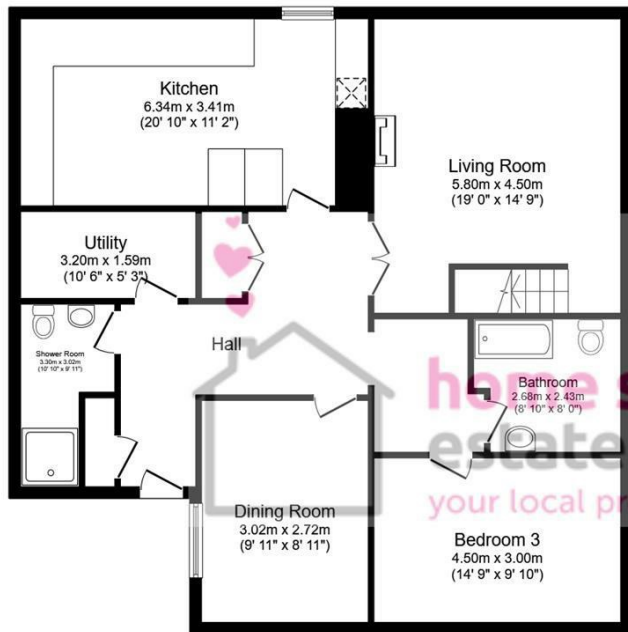
**Bedroom 3**

**Bedroom 4**

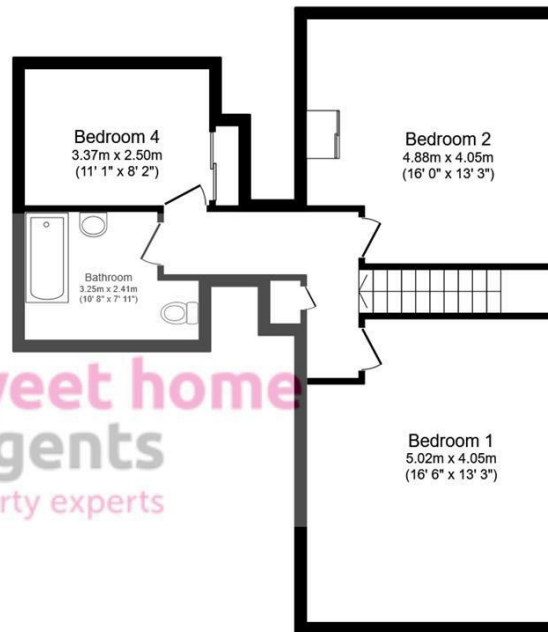
**Bathroom**

**56 BELLFIELD ROAD**





Ground Floor



First Floor

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>		48	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents  
Inverness Sales  
5 Bank Street  
Inverness  
IV1 1QY

01463 710151  
hello@homesweethomemoves.co.uk  
www.homesweethomemoves.co.uk



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