

7 Old Mill, North Kessock, Inverness, IV1 3XZ
OFFERS OVER £255,000





Entrance Vestibule

1.53 x 1.08

Hall

4.38 x 1.52

Lounge

4.86 x 3.70

Kitchen/Diner

4.70 x 3.92

Bedroom 1

3.79 x 3.26

Bedroom 2

3.79 x 3.10

Shower Room 1

2.43 x 1.80

Bedroom 3

3.53 x 2.46

Bedroom 4

4.80 x 4.77

Shower Room 2

2.52 x 1.61





Enjoying an elevated position in the desirable village of Charleston, North Kessock, this four-bedroom, detached villa is close to excellent facilities and within easy commuting distance of Inverness City. With ample storage and well-proportioned rooms, the property benefits from double glazing, oil heating and lovely views over the Beaully Firth and beyond. In need of some modernisation, once completed, this property represents a very desirable family home.

Viewing is highly recommended to fully appreciate the extent of the living space and truly beautiful location on offer.

The accommodation consists of: an entrance vestibule; a welcoming hallway with fitted storage cupboard and staircase leading to the upper floor; a bright, double-aspect lounge which takes full advantage of the stunning views, bi-fold doors to the kitchen area and open fire set in brick surround providing a welcoming focal point; a generous kitchen/diner with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, freestanding cooker, fridge, freezer, washing machine, two storage cupboards, ample room for dining and door giving access to the rear garden; two spacious double bedrooms, both with fitted storage; a shower room comprising a large walk-in mains shower, wash hand basin and wc. On the upper floor; a spacious landing with large storage cupboard and door giving access to the eaves; two further double bedrooms, both boasting spectacular sea views, and one with fitted storage; further shower room comprising an electric powered shower enclosure (currently not working) wash hand basin and wc.

The property sits in a generous plot with the garden to the front and side of the property mainly laid to lawn, with a selection of mature trees, plants and shrubs. The garden to the rear of the property is predominately laid to wild grass with a selection of mature bushes and trees. A gravelled driveway to the front of the property provides ample off-street parking for several cars. There is also a greenhouse, oil tank and rotary clothes dryer.

Facilities in the village of North Kessock include a general store which caters adequately for daily requirements, hotel/restaurant, tea room and doctors surgery. The area is a highly popular tourist destination with a host of excellent outdoor facilities available on your doorstep. Primary education is also provided in the village with secondary education provided at the highly acclaimed Fortrose Academy. A regular bus service to and from Inverness City is routed closeby.

Inverness City, the main business and commercial centre in the Highlands, is a short commute away and offers extensive shopping leisure and entertainment facilities along with excellent road, rail, and air links to the South and beyond.







Services: Mains electricity, water and drainage. Oil tank.

General: All floor coverings, light fittings, curtains, blinds, cooker, fridge, freezer, washing machine and greenhouse are included in the asking price.

EPC: E

Council Tax: E

Reference: LB/EB/KENZ1260/1

Directions: From Inverness, take the A9 heading North. Cross over the Kessock Bridge and take the next turning on your left sign posted North Kessock. At the roundabout take the first exit onto Millbank, then turn right at the village hall onto Marine Park. Continue along, passing the first turn off for Old Mill on your right hand side. Take the next turning on you right and the property is situated in an elevated position on you right hand side.



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