



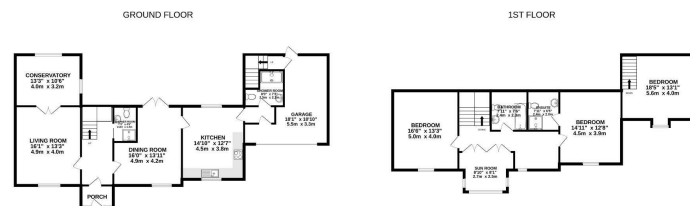
**Roseburn
Kilmuir, North
Kessock,
Inverness, IV1
3ZG**

Fixed Asking Price
£525,000



A rare opportunity to purchase this beautiful family home in the picturesque village of Kilmuir, North Kessock, on the outskirts of Inverness. Roseburn sits in a peaceful corner of Kilmuir, on the shores of the Moray Firth. The lounge enjoys lovely views toward the shore, creating a bright and relaxing space that connects the home to its coastal surroundings. The conservatory opens directly onto the garden, making it an ideal spot for morning coffee, quiet reading, or simply enjoying the changing light throughout the day. The property features a modern kitchen/diner designed for everyday living, complete with an integrated oven, hob, extractor fan, fridge/freezer and dishwasher offering both practicality and a streamlined finish. This space is complemented by a separate dining room that works well for hosting or for those who prefer a more formal mealtime setting. Two convenient downstairs shower rooms add further practicality to the ground floor layout. Upstairs, the principal bedroom enjoys impressive dual aspect views, overlooking the Moray Firth to the front and the peaceful garden at the rear. This room also benefits from its own ensuite, offering added comfort and privacy. There are 2 further double bedrooms, and the sunroom – which offers fantastic views of the Moray Firth and could also be used as a 4th bedroom. Completing the upper floor is a well appointed family bathroom featuring a shower over the bath, providing flexibility for both quick mornings and relaxed evenings. The property features a generous outdoor layout, including a patio area and two separate decking areas, ideal for relaxing or entertaining. A charming summer house adds extra versatility to the garden. The home also benefits from double glazing, solar panels, electric heating, air source heating in the conservatory and the driveway provides parking for two cars.

- Charming costal hamlet with spectacular views
- 3 bedrooms, ensuite, sunroom/bed 4, 2 shower rooms, bathroom
- EPC Band D
- Lounge, dining room, conservatory, Modern kitchen/diner
- Garage, driveway for 2 cars, Summerhouse



Extras: Add text here

Services: Add text here

Council Tax: F

Floor Area: 2023.62 sq ft

Date of Entry: Add text here

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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