



Innes & Mackay

**Church Bank, Wardlaw Road,  
Kirkhill, IV5 7NB**

- **LOCATION LOCATION LOCATION!!!**
- **THREE BEDROOMS - MASTER ENSUITE BATHROOM**
- **SPLIT LEVEL FAMILY HOME**
- **MODERN YET STYLISH THROUGHOUT**
- **STUNNING UNINTERRUPTED VIEWS**
- **DETACHED GARAGE WITH SELF CONTAINED ANNEXE**
- **TRANQUIL LOCATION**
- **VIEWING IS A MUST**

**Offers Over  
£385,000**



## DESCRIPTION

Only by viewing, will one be able to appreciate and realise just how wonderful this contemporary family home is. Tucked away from the main village of Kirkhill, Church Bank offers anyone looking for a beautiful home, in the country with large garden grounds and the most stupendous and open views across the fields, towards Ben Wyvis, and the Beaulie Firth. The property, built approximately thirty four years ago has the unusual design of living accommodation on the first floor with three bedrooms and a shower room downstairs. The property which benefits from LPG gas heating via a combi boiler, is fully double glazed and has a large basement, self contained annexe in one half of the garage ideal for a potential holiday lets or Air B n B. Viewing comes highly recommended.

## LOCATION

Kirkhill is a charming Highland village with a well-regarded primary school, and access to a wide range of outdoor pursuits including walking, cycling, fishing, and golf, approximately 10 miles west of Inverness and 2 miles southeast of Beaulie, near the Beaulie Firth. Nearby Beaulie offers boutique shopping, cafés, and essential services, while Inverness provides extensive amenities, cultural venues, and transport links including a sleeper train to London and flights from Inverness Airport to UK and European destinations. Approximately 200 metres from the property lies the Wardlaw Mausoleum, built in 1634 for the Lovat Frasers. It is believed to house the remains of Lord Lovat, a key figure in the Jacobite rebellion whose story features prominently in Diana Gabaldon's Outlander series.

## GARDENS

The gardens extending to approximately three quarters of an acre, are laid primarily to lawn and enclosed with post and wire fencing. With a pleasing selection of flowers, plants and bushes, a stunning Willow tree provides a degree of shade close to the raised beds where one can plant and grow their own veg and soft fruits. To the front of the property, there is a large patio and decking area from where one can enjoy the sun and to the rear, the stupendous views.

## KITCHEN/DINING

5.54m x 4.02m (18'2" x 13'2")

Accessed via French doors, the Kitchen is fitted with a modern range of high gloss floor based units and wall mounted cupboards all providing good storage and working areas, along with the central island providing informal dining. Located below the window to the side is the stainless steel sink with drainer to the side and inset in the work counter is the Induction hob with electric oven under and stainless steel cooker hood above. With attractive wet wall between the units, the kitchen also has space for a fridge freezer, washing machine and an integrated dishwasher, all of which will be included in the sale. With space for a small dining table, the kitchen is finished with kickboard lighting, under unit light and spot lights all providing an ambient effect on the darker nights. Laminate flooring completes this room.

## HALLWAY

The bright and spacious hallway, laid with laminate flooring, allows access to the dining room, lounge and cloakroom. Carpeted stairs lead down to the three bedrooms and the



shower room. A part glazed door with windows either side, provides access to the side of the property and a rectangular, ornate window gives a pleasing finish to this area.

### **CLOAKROOM**

1.73m x 1.63m (5'8" x 5'4")

The cloakroom which is tiled to dado height, is furnished with a dual flush WC and wash hand basin, window to the side and has hooks for hanging coats. Laminate flooring completes this room.

### **DINING ROOM**

5.55 x 3.39m (18'2" x 11'1")

The dining room located to the rear of the property enjoys the most amazing views from the large windows which overlooks the gardens, fields and mountains beyond along with the Beaulie Firth. This room which is laid with laminate flooring, has a feature archway announcing the lounge.

### **LOUNGE**

5.67m x 5.53m (18'7" x 18'1")

This comfortable, welcoming and generous sized lounge is a bright room by virtue of the windows to the rear and side along with two sets of sliding patio doors opening out to decking from which one can enjoy the views. A feature of the lounge is the log burning stove set on a Caithness Slate hearth with solid wood mantle giving a pleasing finish.

### **GROUND FLOOR**

Carpeted stairs lead down to the lower floor where three

bedrooms and the shower room are located. From the stairs, a door opens into the large, spacious basement, (5.53m x 4.43m) which is ideal for storage. A further cupboard provides additional storage.

### **BEDROOM 1 & ENSUITE**

5.55m x 4.06m (18'2" x 13'3")

The master bedroom which enjoys beautiful and uninterrupted views, is laid with carpet, has ample built in wardrobes and sliding patio doors opening out onto the decking. A further window to the side allows additional light to this already bright and comfortable room. From here, access is gained to the en-suite bathroom.

### **ENSUITE BATHROOM**

3.15m x 1.81m (10'4" x 5'11")

The ensuite bathroom is furnished with a four piece suite comprising a dual flush WC, vanity unit with wash hand basin inset, shower cubicle housing a mains shower and a relaxing bath located below the window to the rear from where one can relax and take in the views. The ensuite is tiled to dado height, laid with laminate flooring and wet wall in the shower. Downlights and chrome ladder style heated towel rail complete this room.

### **BEDROOM 2**

3.33m x 2.48m (10'11" x 8'1")

The second bedroom also located to the rear is laid with carpet and open views can be enjoyed from here.



### **BEDROOM 3**

3.35m x 2.73m (10'11" x 8'11")

The third bedroom located to the rear is laid with carpet, has a built in wardrobe located behind a folding door. A feature of this room are the sliding patio doors opening out to the rear decking.

### **SHOWER ROOM**

2.66m x 1.69m (8'8" x 5'6")

The contemporary shower room is furnished with a three piece suite comprising a dual flush WC, wash hand basin and shower cubicle housing an electric shower. Attractive wet wall in the shower and tiling to dado height give this room a pleasing finish. Chrome ladder style heated towel rail, laminate flooring and window to the side complete this room.

### **HEATING**

LPG Heating via a combi boiler and a log burning stove.

### **GLAZING**

Fully double glazed.

### **ANNEXE**

4.31m x 3.14m (14'1" x 10'3")

The annexe which has been converted from half of the double garage has been fitted out to provide a kitchen area with cloakroom on the ground floor with steps leading up to the upper floor. The upstairs area which is carpeted, can be used as a bedroom, sitting room or a variety of uses and with the relevant permissions,

possibly holiday let accommodation. A window to the side takes in the lovely views with a Velux to the side allowing further light.

### **GARAGE**

The garage is spacious, has electric and provides ample space for storage.

### **COUNCIL TAX BAND - Band E**

### **EPC - Band E54**

### **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds, integrated dishwasher, washing machine, fridge freezer, induction hob, electric oven and extractor hood. Wood shed and potting sheds are also included in the sale.

### **SERVICES**

Mains water, septic tank drainage, electricity, telephone and TV points. Outside water taps.

### **VIEWING**

Viewing is strictly through Innes and Mackay property department (01463) 251200.

### **DIRECTIONS**

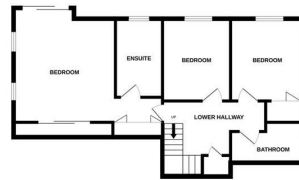
Drive through the village of Kirkhill and head for Wardlaw Road. Continue down this road heading towards the Mosaleum and you will come to a fork on the road to the right, where you will see a line of bins. Take that road and keep going and Church Bank is the end house with a double garage



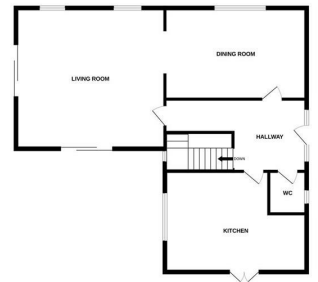




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of all plots, walls, rooms and any other items are approximate and the responsibility is held by any user, solicitor or real estate agent. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown have not been tested and are guaranteed as to their condition or reliability only to be green. Made with SketchUp 2020.

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

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