



**Redlands
Croftnacreich,
North Kessock,
Inverness, IV1 3ZE**

**Offers Over
£650,000**



- Substantial detached home with stunning views of Beaully Firth
- Opportunity to purchase neighbouring plot with full planning consent
- 5 Reception rooms, kitchen/diner, balcony, utility, office, shower room
- 6 bedrooms, five with ensuite facilities, family bathroom
- Double garage, drive with parking for 5 cars and landscaped gardens
- EPC Band C

Set within the rarely available hamlet of Croftnacreich, near Inverness, Redlands is an exceptional and highly versatile detached home enjoying views across the Beaully Firth and surrounding countryside. Offering extensive accommodation, flexible living spaces, and beautifully maintained grounds, this impressive property is ideally suited to modern family life, including multigenerational living. The welcoming entrance hallway creates an immediate sense of space and grandeur, complete with a striking staircase. At the heart of the home is a stylish kitchen featuring underfloor heating and a comprehensive range of integrated appliances including a Neff induction hob, double oven, warming drawer, extractor hood, fridge, freezer, dishwasher, wine fridge, and sink with Quooker tap. A central island provides practical workspace and there is space for a dining table and chairs. A separate utility room offers additional storage and appliance space. The ground floor offers a superb range of reception areas; including a bright and airy sunroom with a French door opening directly onto the garden, a cosy family room, formal dining room and an impressive games room complete with pool table, which is included in the sale. There are two ground floor bedrooms, one currently utilised as a craft room, while the second benefits from fitted wardrobes and an ensuite shower room. A spacious office and shower room complete the accommodation.

stunning views of Beaully Firth

Upstairs, the spacious landing leads to the lounge with balcony access, perfectly positioned to take in the stunning views over the Beaully Firth and surrounding hills. The principal suite is particularly impressive, featuring a walk-in wardrobe, contemporary shower room and separate dressing area. Three further bedrooms each enjoy fitted storage and private ensuite facilities. Also included are a family bathroom and additional store room. Further benefits include oil-fired central heating, double glazing and a partially floored loft with ladder access and lighting, providing excellent additional storage. Redlands sits within beautifully landscaped gardens featuring mature trees, shrubs, and rockeries. A substantial double garage provides further storage, while the driveway offers parking for several vehicles.

In addition, there is an exciting opportunity to purchase the neighbouring plot, currently incorporated into the garden grounds. The plot benefits from full planning consent for a detached four-bedroom, one-and-a-half-storey dwelling, with services adjacent to the site. The plot is available separately at offers over £125,000.

Location: The property is located close to the village of North Kessock, which is approximately 5 miles from the city of Inverness. Primary school children attend North Kessock Primary with secondary school children attending Fortrose Academy. North Kessock has a local village shop, post office, church, hotel, tea room and is famous for its regular sightings of Moray Firth dolphins. Otters and seals can also be spotted from this picturesque village. The City of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

DIRECTIONS: From Inverness- From Inverness, take the A9 northbound towards Thurso. At the Munlochy junction, turn right onto the B9161 signposted for Munlochy. Take the first road on the right and continue along this road, where Redlands is the second property on the right-hand side. Alternatively, download the what3words app and search: ///snaps.octagon.orders

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include Neff induction hob, double oven, warming drawer, extractor hood, fridge, freezer, dishwasher and wine fridge. Pool table.

SERVICES: Mains electricity and water. Oil tank. Private drainage via a septic tank. Telephone and broadband.

COUNCIL TAX: Band H

TENURE: Freehold.

FLOOR AREA: 431m2

ENTRY: By mutual agreement.

Kitchen

19'5" x 15'0" (5.92 x 4.58)

Dining Room

19'5" x 13'7" (5.92 x 4.15)

Sunroom

14'9" x 16'5" (4.50 x 5.01)

Family Room

15'2" x 11'6" (4.63 x 3.53)

Study/bed 6

10'9" x 11'7" (3.29 x 3.54)

Craft room/office

9'1" x 10'11" (2.79 x 3.34)

Shower Room

6'2" x 8'2" (1.89 x 2.49)

Games Room

19'11" x 18'4" (6.08 x 5.59)

Utility

15'1" x 6'9" (4.62 x 2.07)

Rear porch

8'1" x 6'11" (2.48 x 2.11)

Bedroom 5 ground Floor

14'6" x 13'6" (4.42 x 4.13)

Bedroom 5 en-suite ground floor

6'1" x 7'5" (1.86 x 2.27)

Lounge

18'0" x 20'4" (5.49 x 6.21)

Principle bedroom

14'8" x 12'8" (4.49 x 3.88)

Dressing Room

9'7" x 11'1" (2.94 x 3.38)

Principle bedroom ensuite
7'6" x 8'0" (2.31 x 2.46)

Bedroom 2
18'5" x 12'0" (5.62 x 3.67)

Bedroom 2 ensuite
5'8" x 5'1" (1.74 x 1.57)

Bedroom 3
13'5" x 11'1" (4.09 x 3.40)

Bedroom 3 ensuite
9'8" x 5'2" (2.96 x 1.60)

Bedroom 4
11'7" x 11'6" (3.54 x 3.53)

Bedroom 4 ensuite
9'10" x 4'10" (3.01 x 1.48)

Bathroom
11'8" x 11'8" (3.58 x 3.58)





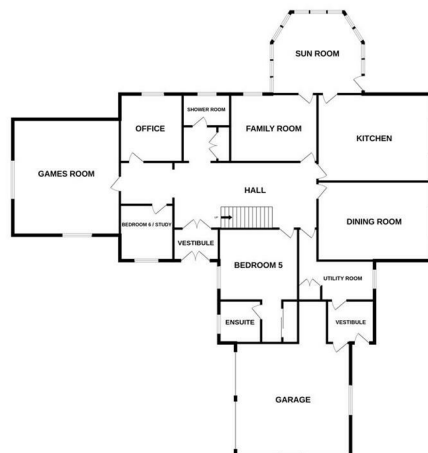


Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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GROUND FLOOR



1ST FLOOR

