



**Bellfield
Blackpark,
Leachkin Brae,
Inverness, IV3
8PW**

Offers Over
£625,000



- Substantial detached home with spectacular views over Beaully Firth
- Flexible accommodation, scope to modernise
- Lounge, sunroom, kitchen/dining room, sun porch, utility, wc
- 5 bedrooms, 3 ensuite shower rooms, family bathroom, integral garage
- Mature private gardens, putting green, patio, BBQ hut, large drive
- EPC Band D

Bellfield sits in a prime position in the sought-after Black Park area of Inverness, with spectacular and uninterrupted views over the Beaully Firth. Built in 1993, this substantial detached family home extends to approximately 343m2 and offers wonderfully flexible, generously proportioned accommodation throughout. A rare chance to put your own stamp on a home in a truly exceptional and rarely available setting.

The house has been designed to take full advantage of the incredible views from all the principle rooms. The ground floor offers four reception areas, including a sunken lounge, a family room/sun lounge, and a sun porch, in addition to a spacious open-plan kitchen/diner. The generous kitchen has ample base and wall units and offers integrated appliances including a gas hob, electric oven, extractor, microwave, fridge/freezer and dishwasher. Two further ground floor rooms provide additional flexibility, one is currently used as a home office – and could equally serve as bedrooms, a playroom, snug or hobby room, depending on a buyer's needs. There is also a large family bathroom and a useful utility room and WC.

Upstairs offers three further bedrooms, each with its own ensuite, making this an ideal home for a family or for those who enjoy hosting guests. There is excellent fitted storage throughout the house, as well as a partially floored loft, with ladder, for additional storage. The property benefits from double glazing and oil fired central heating. An integral double garage and driveway parking for at least eight vehicles complete the picture.

Outside, the gardens are a real highlight, mature and established, extending to around half an acre, with plenty of trees, shrubs and planting. A putting green sits immediately in front of the house and a patio makes the most of the stunning Beaully Firth views. A BBQ hut adds to the outdoor entertaining space and there is direct access into the neighbouring woods ideal for dog walkers.

Location: Bellfield occupies a rare and rarely available position in the Black Park area on the west side of Inverness. Despite its peaceful, rural feel, the property is only around ten minutes' drive from the city centre. Excellent facilities can be found at Charleston Shopping Complex, which includes a general store, post office, pharmacist and take-away. Primary school children attend Muirtown Primary, with secondary pupils attending Charleston Academy. Inverness city centre offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, microwave, fridge/freezer and dishwasher. BBQ hut.

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

Council Tax: Band G

Tenure: Freehold

Floor area: 301m2

Entry: By mutual agreement

Viewing: To arrange a viewing of this property please contact Karine on 07919 176787.

Directions: From Inverness, cross the canal bridge at Telford Street and take a left into King Brude Road. Stay on this road until you reach traffic lights. Turn right at the traffic lights onto Leachkin Road. Follow this road up the hill until you reach Leachkin Brae on the right. Follow this road up the hill past Craig Phadrig forest, until the road levels off, then take a right at the sign posted Blackpark. Carry on down this road until you come to the second track on the right, signposted "Bellfield". Follow the track to the very end, where Bellfield is the last house on the road.

Lounge
15'10" x 22'8" (4.84 x 6.91)

Family Room/Sun Lounge
14'10" x 14'4" (4.53 x 4.38)

Kitchen/Diner
23'7" x 20'1" (7.2 x 6.13)

Sun Porch
16'1" x 22'8" (4.92 x 6.92)

Bathroom
10'4" x 9'8" (3.16 x 2.96)

Office/Bedroom 5
13'1" x 9'6" (4.0 x 2.9)

Bedroom 4
9'8" x 13'3" (2.96 x 4.06)

Utility
6'10" x 17'4" (2.10 x 5.29)

WC
3'6" x 5'0" (1.08 x 1.54)

Principal Bedroom
11'10" x 14'11" (3.61 x 4.55)

Ensuite
5'7" x 6'10" (1.72 x 2.10)

Bedroom 3
14'4" x 14'6" (4.38 x 4.44)

Ensuite
5'6" x 5'6" (1.70 x 1.7)

Bedroom 2
15'8" x 11'10" (4.78 x 3.61)

Ensuite
5'6" x 5'6" (1.70 x 1.70)



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4



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D





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

The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E:
info@tailormademoves.co.uk
T: 01463 233218



Floor 0



Floor 1

