



14 Bronze Heuk, North Kessock, Inverness, IV1 3JH

Luxury Detached Villa with Integral Garage

Lounge

Kitchen and Family Room

Utility Room & W.C.

Dining Room or 5th Bedroom

Four Bedrooms (Two En-Suite)

Family Bathroom

Double Garage with Power and Light

Driveway

Triple Glazing

Oil Fired Central Heating

Underfloor Heating in all Bathroom Areas

Multi-Fuel Stove

Enclosed Garden to Back with a Water Supply

EPC Rating C



Offers Around £340,000



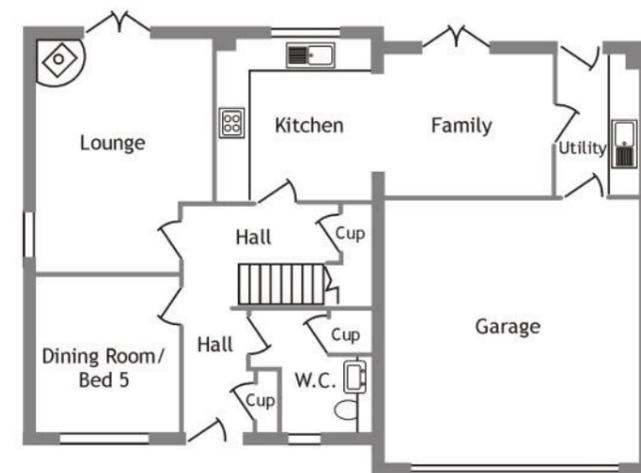
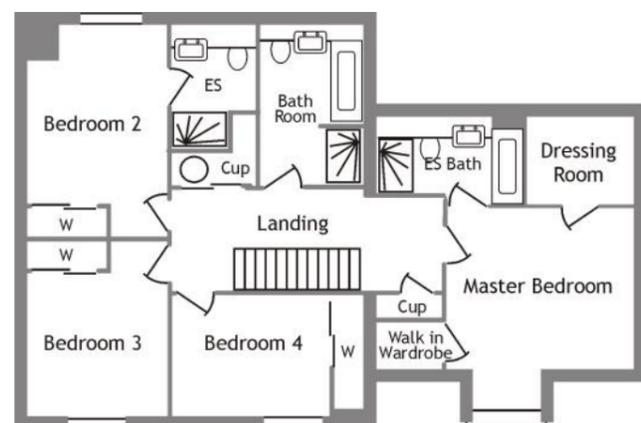
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Ref: 32



Built by Tulloch's in 2014, this executive villa of the 'Culzean' design is situated in the new housing development area known as 'Bellfield Meadows' in the popular village of North Kessock on the northern shore of the Beauly Firth just a short five mile commute to Inverness City centre. The village has good transport links to Inverness and the north and is an idyllic place to raise a family with plenty of outdoor pursuits available on the doorstep. Primary schooling is available in the village with older pupils attending the highly regarded Fortrose Academy for which transport is provided. There is a village shop, Post Office a popular restaurant and bar in the local hotel, there is also a doctors surgery and a village hall. A wider range of facilities are available in Inverness.

14 Bronze Heuk is an immaculate luxury villa which has been finished to a very high standard and is in walk-in condition. The Lounge, kitchen, family room and garden are all south facing, thereby getting plenty of sun. From the garden, through the trees you can see the Beauly and Moray Firth as there are no houses behind. The current owner has installed underfloor heating in all of the bathroom areas, a multi-fuel stove and wall lighting in the lounge and they have also made the garden child friendly by enclosing it with a gated and fenced area. The ground floor W.C. has the potential to become a shower room giving a flexible living space which would provide a beautiful family home with quality accommodation or an ideal buy to let opportunity.

Directions: From the A9 Inverness, take the left turn into North Kessock and go straight ahead at the roundabout and follow the road round to the right, take the 3rd turning on the left into Balnabrath Way and follow the road round to the right then turn left into Bronze Heuk, No. 14 is on the right. From the A9 north, take the left turn into North Kessock when you get to the roundabout turn right then follow the directions above.

Services: Mains water, Electricity and Drainage

Council Tax-G

To arrange a viewing call Middleton Ross & Arnot on 01349 862214

Mon to Fri 9am - 5pm or out of hours call 01463 231173 Mon to Fri 5pm - 9pm,

Sat - 9am - 5pm and Sun 10am-4pm

or Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

Kitchen blind and integrated appliances are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.

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Offers Around £340,000



14 Bronze Heuk

North Kessock

Offers Around £340,000

This outstanding detached villa is situated in an area of new housing known as 'Bellfield Meadows' in the popular coastal village of North Kessock. The house is positioned on the southernmost periphery of the development with views of the Beaully and Moray Firths to the rear through trees. The property flows beautifully, is bright & spacious and offers flexible luxury accommodation which has been finished to a very high standard.

Ground Floor

Lounge	4.95m x 3.80m
Kitchen	3.41m x 3.28m
Family Room	3.56m x 3.00m
Dining Room/Bedroom	3.36m x 3.05m
Utility Room	3.00m x 1.80m
W.C.	2.60m x 1.91m
Integrated Garage	5.40m x 5.23m

First Floor

Master Bedroom	3.88m x 3.35m
En-Suite Bathroom	3.00m x 1.80m
Dressing Room	2.20m x 1.80m
Walk-in Wardrobe	1.36m x 0.96m
Bedroom 2	4.54m x 3.01m
En-Suite Shower Room	1.81m x 1.80m
Bedroom 3	3.77m x 3.01m
Bedroom 4	3.40m x 2.63m
Family Bathroom	3.42m x 2.20m

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