

8 Marine Park,
North Kessock,
Inverness, IV1 3XS

Offers Over
£330,000







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- Spacious 4 bed detached home with views over the Beauly Firth
- Sought after village of North Kessock on the Black Isle
- Lounge, sunroom, dining room, kitchen, utility, bathroom, shower room
- Gardens, shed, wood store, detached garage, driveway & solar panels
- EPC band C









An excellent opportunity to purchase this well-presented detached home in the picturesque village of North Kessock, just five miles from Inverness city centre. Offering bright, spacious and versatile accommodation throughout, this appealing property would suit a variety of buyers, including families and those seeking the convenience of ground-floor living. The welcoming lounge has dual-aspect windows, allowing plenty of natural light to flood the room, while a wood-burning stove creates a warm and inviting focal point. The contemporary kitchen is fitted with a comprehensive range of wall and base units, complemented by an integrated double oven, induction hob, extractor, dishwasher and microwave. An open archway leads from the kitchen into the dining room, which provides ample space for a dining table and six chairs, making it ideal for both everyday family meals and formal entertaining. A useful utility room has space for a freestanding washing machine and an American-style fridge freezer. The well-positioned sunroom provides a lovely space to relax and enjoy views over the garden towards the Beauly Firth and beyond. Two bedrooms are located on the ground floor, both benefiting from fitted wardrobes, making the accommodation particularly versatile. A family bathroom completes the ground-floor accommodation. On the upper floor, bedroom two enjoys lovely views towards the Beauly Firth, Kessock Bridge and Inverness beyond. Bedroom one benefits from generous wardrobe space with dual aspect views of the Beauly Firth and beyond, while a separate shower room, fitted with a mains-fed shower completes the accommodation. Storage is available within the eaves and under stair cupboard. The property further benefits from oil-fired central heating, double glazing throughout and Solar panels with storage battery.

Externally, a driveway provides off-street parking for two vehicles with a detached garage fitted with power and lighting. The property also includes a wood store and a shed, offering useful additional storage. The front garden is predominantly laid to lawn with beautiful views, providing an attractive setting. This property combines spacious and flexible accommodation with attractive surroundings and convenient access to Inverness city centre.

£10,000 under home report valuation

Location

The property is located in 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. There is a local village shop, post office, church, hotel, tea room and it is famous for its regular sightings of 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.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, double oven, extractor, dishwasher & microwave.

Services: Oil heating, electricity, water and drainage. Telephone and fibre broadband.

Council Tax: Band E

EPC band C

Tenure: Freehold.

Floor area: 143m2

Entry: By mutual agreement.

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

Lounge
15'7" x 13'6" (4.75 x 4.12)

Sun Lounge
16'2" x 7'7" (4.95 x 2.32)

Dining
18'6" x 10'2" (5.65 x 3.10)

Kitchen
10'2" x 10'0" (3.10 x 3.07)

Utility
6'9" x 5'4" (2.07 x 1.64)

Bedroom 3
11'2" x 10'6" (3.41 x 3.21)

Bedroom 4
11'6" x 8'11" (3.53 x 2.73)

Bathroom
7'1" x 6'10" (2.17 x 2.09)

Bedroom 2
11'1" x 11'2" (3.39 x 3.41)

Bedroom 1
19'3" x 8'9" (5.88 x 2.69)

Shower Room
9'6" x 5'4" (2.91 x 1.64)






Elephant & Castle
Waterloo & City



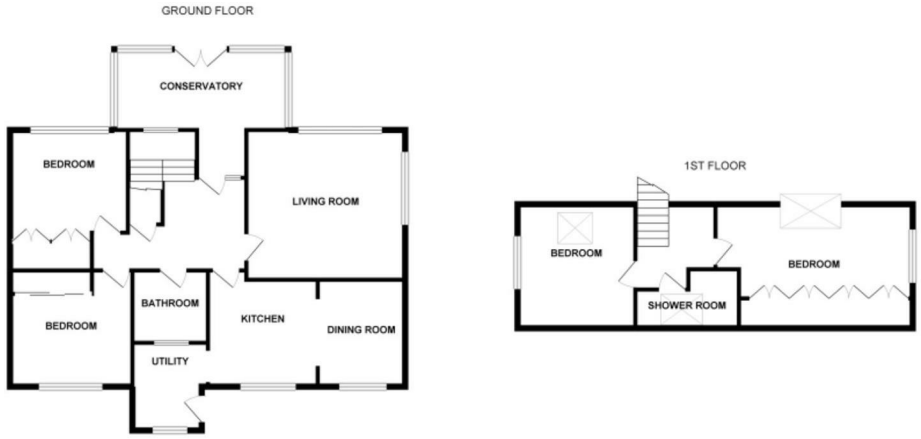




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The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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