



**Roseburn
Kilmuir, North
Kessock,
Inverness, IV1
3ZG**

Offers Over
£550,000



- Rarely available family home on the shores of the Moray Firth
- Charming costal hamlet with spectacular views
- Lounge, dining room, conservatory, Modern kitchen/diner
- 3 bedrooms, ensuite, sunroom/bed 4, 2 shower rooms, bathroom
- Garage, driveway for 2 cars, Summerhouse
- EPC Band D

A rare opportunity to purchase this beautiful family home in the picturesque village of Kilmuir, North Kessock, on the outskirts of Inverness. Roseburn sits in a peaceful corner of Kilmuir, on the shores of the Moray Firth. The lounge enjoys lovely views toward the shore, creating a bright and relaxing space that connects the home to its coastal surroundings. The conservatory opens directly onto the garden, making it an ideal spot for morning coffee, quiet reading, or simply enjoying the changing light throughout the day. The property features a modern kitchen/diner designed for everyday living, complete with an integrated oven, hob, extractor fan, fridge/freezer and dishwasher offering both practicality and a streamlined finish. This space is complemented by a separate dining room that works well for hosting or for those who prefer a more formal mealtime setting. Two convenient downstairs shower rooms add further practicality to the ground floor layout. Upstairs, the principal bedroom enjoys impressive dual aspect views, overlooking the Moray Firth to the front and the peaceful garden at the rear. This room also benefits from its own ensuite, offering added comfort and privacy. There are 2 further double bedrooms, and the sunroom – which offers fantastic views of the Moray Firth and could also be used as a 4th bedroom. Completing the upper floor is a well appointed family bathroom featuring a shower over the bath, providing flexibility for both quick mornings and relaxed evenings. The property features a generous outdoor layout, including a patio area and two separate decking areas, ideal for relaxing or entertaining. A charming summer house adds extra versatility to the garden. The home also benefits from double glazing, solar panels, electric heating, air source heating in the conservatory and the driveway provides parking for two cars.

LOCATION: The property is located in the village of Kilmuir, 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 hob, electric oven, extractor, fridge/freezer and dishwasher.

SERVICES: Mains electricity and water. Solar panels. Air source heating pump in the conservatory. Private drainage via septic tank. Telephone and fibre broadband.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 188m²

ENTRY: By mutual agreement.

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

Lounge
13'3" x 16'6" (4.04 x 5.05)

Conservatory
10'4" x 14'7" (3.16 x 4.47)

Kitchen/Diner
12'7" x 14'9" (3.86 x 4.51)

Bedroom 1
12'8" x 14'7" (3.87 x 4.46)

Ensuite
5'10" x 7'11" (1.80 x 2.42)

Bathroom
7'6" x 7'10" (2.30 x 2.40)

Sunroom
8'9" x 8'0" (2.69 x 2.46)

Bedroom 2
15'8" x 13'3" (4.79 x 4.04)

Bedroom 3
11'11" x 15'5" (3.64 x 4.72)

Shower Room
7'11" x 4'9" (2.42 x 1.47)

Dining Room
16'0" x 13'10" (4.88 x 4.23)

Shower Room
6'11" x 7'0" (2.13 x 2.14)

Summer House
18'6" x 15'5" (5.64 x 4.72)





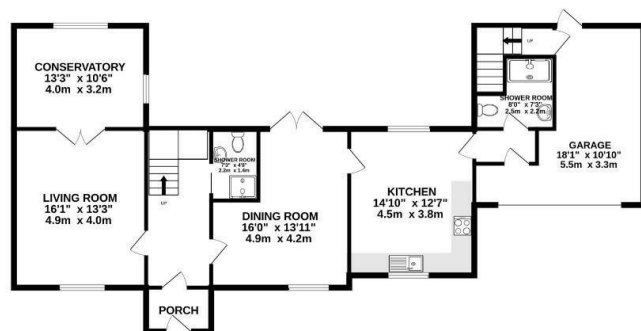


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GROUND FLOOR



1ST FLOOR

