















First Field Avenue, North Kessock,
Inverness, Highland, IV1

Offers Over: £350,000

Tenure: Freehold

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The Property Ombudsman

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Council Tax Band: F
EPC Rating: C

A beautifully presented detached home in sought-after North Kessock, offering generous, flexible accommodation with stylish interiors, excellent family living space and an attractive enclosed garden, all within easy reach of Inverness.

Hallway
A bright and welcoming entrance hall providing access to the principal ground-floor accommodation and staircase to the first floor. Finished in a clean contemporary style with attractive flooring and useful space for occasional furniture.

Lounge
14'5" x 10'6" (4.4m x 3.2m)
A stylish and generously proportioned main reception room featuring a striking timber slatted feature wall and ample space for a substantial seating arrangement. Glazed double doors connect directly with the kitchen/dining room, creating a sociable flow between the principal living spaces.

Kitchen/Dining Room
20'4" x 13'5" (6.2m x 4.1m)
An impressive open-plan kitchen and dining area extending to approximately 6.2m x 4.1m. The kitchen is fitted with a comprehensive range of contemporary wall and base units, contrasting work surfaces and integrated appliances, with generous preparation and storage space.
The adjoining dining area comfortably accommodates a large table and is enhanced by feature pendant lighting. French doors open directly onto the rear garden and decking, making this an excellent space for entertaining and family living.

Utility Room
5'7" x 5'3" (1.7m x 1.6m)
A practical separate utility room fitted with additional storage, worktop space, sink and provision for laundry appliances. A door provides direct access to the exterior.

Family Room
11'2" x 10'6" (3.4m x 3.2m)
Positioned to the front of the property, this versatile reception room is ideal as a family room, snug, home office or playroom. A front-facing window provides good natural light and the room offers flexibility to suit a range of needs.

WC
7'3" x 6'7" (2.2m x 2m)
A beautifully presented cloakroom finished with modern sanitaryware, stylish herringbone-effect wall tiling, contemporary fittings and a heated towel rail.

Landing
The central landing provides access to all four bedrooms, the family bathroom and useful storage.

Bedroom 1
11'2" x 9'2" (3.4m x 2.8m)
A well-proportioned principal double bedroom with excellent space for freestanding furniture, fitted mirrored wardrobes and access to a private en-suite shower room.

En-suite 1
8'6" x 4'3" (2.6m x 1.3m)
Fitted with a shower enclosure, wash hand basin and modern sanitaryware, complemented by contrasting tiling.

Bedroom 2
10'2" x 8'6" (3.1m x 2.6m)
A comfortable double bedroom with a bright aspect and useful fitted storage, offering excellent accommodation for children, guests or family members.

Bedroom 3
10'10" x 10'6" (3.3m x 3.2m)
A further generous double bedroom with ample floor space and the added benefit of its own en-suite shower room.

En-suite 2
6'11" x 4'7" (2.1m x 1.4m)
A practical en-suite shower room fitted with a shower enclosure and wash hand basin, finished with contemporary black and white detailing.

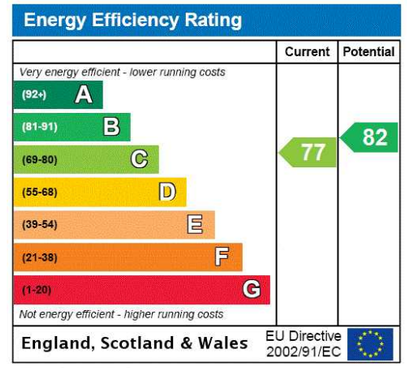
Bedroom 4
9'8" x 8'2" (2.95m x 2.5m)
A versatile fourth bedroom currently arranged as a home office and music room. The room would work equally well as a child's bedroom, guest room, study or hobby space and includes fitted storage.

Family Bathroom
6'11" x 6'3" (2.1m x 1.9m)
A bright family bathroom fitted with a white suite incorporating a bath with glazed shower screen, WC and wash hand basin, complemented by neutral wall tiling and natural light from a window.

Garage
There is a convenient and practical detached single garage with a vehicular roller door to the front and the added benefit of having lighting and power.

External
The property is approached across an attractive lawned front garden, with a private driveway providing convenient off-street parking. A particularly generous and fully enclosed rear garden, predominantly laid to lawn and bordered by fencing. A substantial timber deck creates an excellent outdoor seating and dining area, while additional paved and gravelled sections provide practical low-maintenance space. The garden offers plenty of room for children, entertaining and general outdoor enjoyment.

Additional
Further benefits to this home include UPVC double glazing and gas central heating.Please note: The photographs used are not current and are provided for illustrative purposes. Furnishings, décor and other moveable items shown may have changed and may not reflect the property as it is presently arranged.
The current owner has advised that factor charges apply. Should you proceed with the purchase of this home, full details should be verified by your solicitor. North Kessock is a highly regarded village on the northern shores of the Beauly Firth, enjoying an attractive waterside setting while remaining exceptionally convenient for Inverness. The city centre can be reached within a short drive via the Kessock Bridge, making the village particularly appealing to those seeking a quieter residential setting without sacrificing easy access to employment, shopping, leisure and transport connections.



For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Ground Floor
Approx 64 sq m / 690 sq ft

First Floor
Approx 64 sq m / 690 sq ft

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows, any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons such as bathroom suites are representations only and may not look like the real items.

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