



The Lilacs

Kilmuir, North Kessock

A charming two-bedroom cottage in a stunning waterside setting

A delightful detached cottage set in a magnificent position at the water's edge beside the Moray Firth. The property offers comfortable living space with views across the water and towards the Kessock Bridge.



1 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



PARKING



GARDEN



FREEHOLD



VILLAGE



826 SQ FT



OFFERS OVER £280,000



The property

The Lilacs is a detached two-bedroom bungalow sitting in the small community of Kilmuir on the northern bank of the Moray Firth. The accommodation is arranged on a single accessible level and includes a comfortable sitting room with a dual aspect, including French doors opening onto the front patio. There is also a kitchen and breakfast room with fitted storage units, integrated appliances and space for a dining table, while the adjoining utility room has further space for home storage and appliances. The two well-presented bedrooms both benefit from built-in storage. Additionally, the property has a shower room and a WC.

Outside

The house is situated on a single-track lane beside the Moray Firth, with a gravel parking area in front and an integrated part garage/store room. The front garden features a patio for al fresco dining and a variety of established shrubs, while the rear garden backs onto woodland. It includes a timber deck seating area that provides elevated views over the top of the house and towards the water.



Location

The property occupies a stunning position on the shores of Moray Firth, close to the village of North Kessock and six miles from Inverness. North Kessock and neighbouring Charlestown have various amenities, including local shops, cafés, a village hall and a primary school. Meanwhile, Inverness, considered to be the capital of The Highlands, offers a wealth of shopping, leisure and cultural facilities, as well as access to a selection of large supermarkets. There is also a choice both primary and secondary schools within the wider city. Transport connections in the city include mainline rail, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is approximately 13 miles away. The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for sailing. There are also several golf clubs in the area, including Inverness Golf Club and Kings Golf Club.

Distances

- North Kessock 3 miles
- Inverness 6 miles
- Inverness Airport 13.2 miles

Nearby Stations

- Inverness
- Muir of Ord
- Dingwall

Key Locations

- Moray Firth
- Loch Ness
- Cairngorms National Park

Nearby Schools

- North Kessock Primary
- Munloch Primary
- Inverness Royal Academy
- Millburn Academy



Floorplans

House internal area 826 sq ft (77 sq m)
Garage/Store internal area 57 sq ft (5 sq m)
Total internal area 883 sq ft (82 sq m)
For identification purposes only.

Directions

IV1 3ZG
What3Words - ///reset.spilling.elbow

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

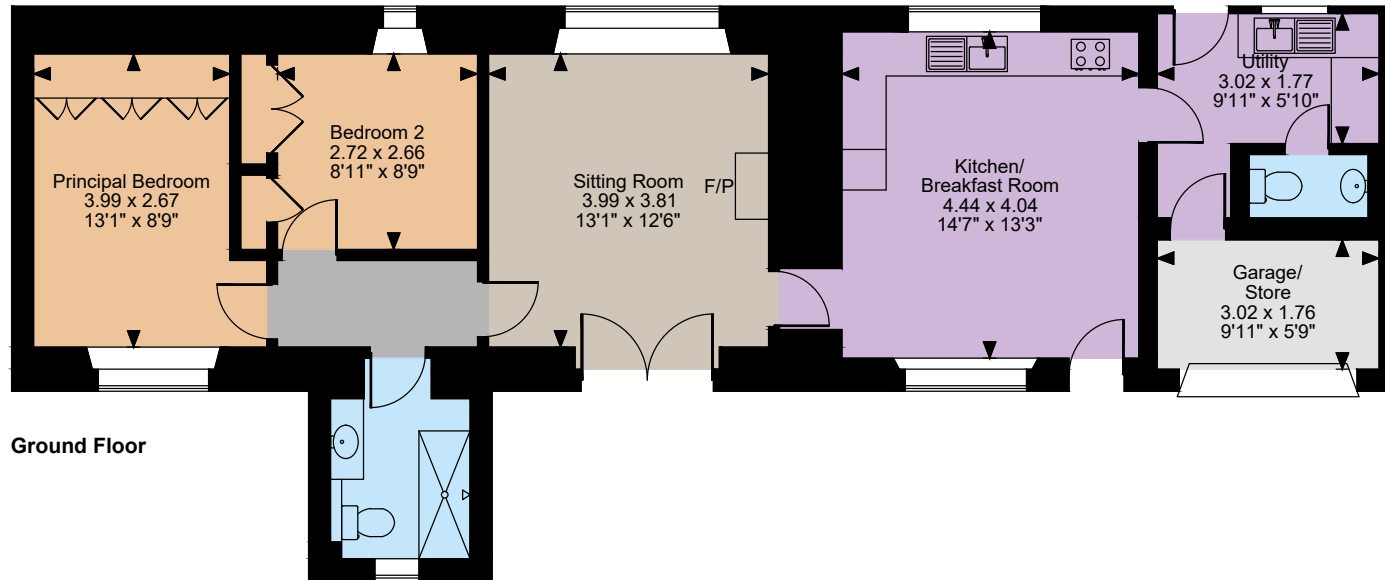
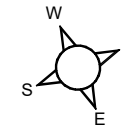
Services: Mains electricity and water. Air source heat pump. Private drainage via septic tank (SEPA registered).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Inverness

Castle House, Inverness, IV2 6AA

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Inverness

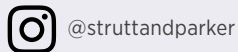
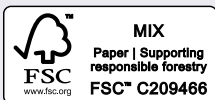
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