



Heathmount, Station Road, Beaulieu

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# Heathmount Station Road, Beauly, Inverness-shire IV4 7EQ

An impressive 9-bedroom period home, set in a sought-after position in the village of Beauly.

Beauly station 0.3 miles, Inverness city centre 11.8 miles, Inverness Airport 20 miles

Drawing room | Sitting room | Family room  
Dining room | Kitchen/breakfast room | Utility  
Cloakroom | 9 Bedrooms | 3 Bathrooms | WC  
2 Sheds | EPC rating G

## The property

Heathmount is a handsome detached period home with an imposing double-fronted façade and elegant period detailing, arranged over three floors.

The accommodation could benefit from some modernisation, but displays various splendid original features, including large sash windows, which welcome plenty of natural light. The ground floor reception rooms include a 22ft drawing room with a bay window to the front, as well as a formal dining room, a comfortable sitting room and a family room overlooking the rear garden. The kitchen and breakfast room is towards the rear and includes fitted units to base and wall level, as well as integrated appliances, with the utility room providing further storage space.

The first floor has five double bedrooms, four of which have their own washbasins. There are two family bathrooms and a separate WC on the first floor, while the second floor offers a further family bathroom and four double bedrooms, two of which have large storage cupboards.

## Outside

At the front of the property, the gravel driveway provides plenty of parking space and gated access to the rear garden. There is also an area of lawn at the front, as well as flower beds and stone boundary walls. The rear garden is southeast-facing and includes paved terracing and gravel pathways, well-maintained lawns and colourful borders with various shrubs and flowering perennials. There are also two sheds for garden storage.

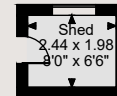
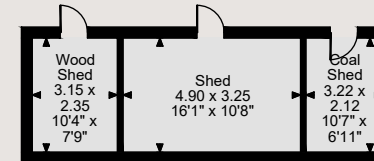
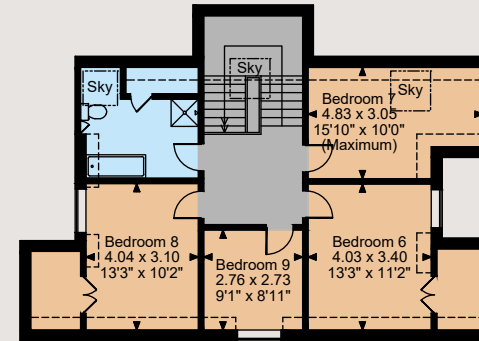
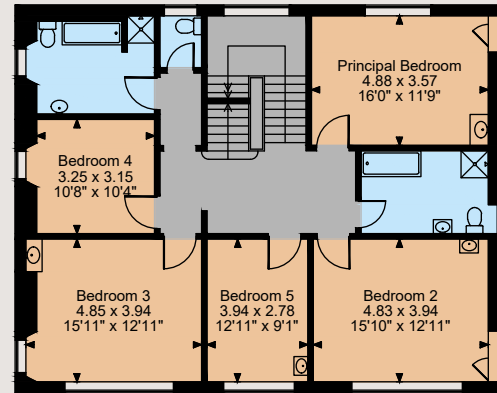
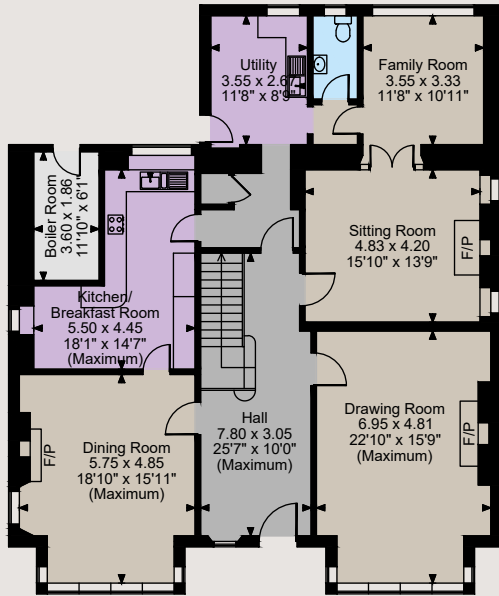
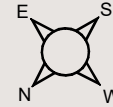
## Location

The village of Beauly is situated just moments from dramatic countryside and the open waters of the Beauly Firth. The village offers several amenities, including local shops, cafés, restaurants, a village hall and doctor's surgeries. There is also a primary school in the village, with the nearest secondary school in Dingwall, 9 miles away. Inverness, the capital of the Highlands, is just 11 miles away, with its extensive range of shopping, leisure, cultural and educational facilities, as well as access to large supermarkets. Local road links include the A9, providing access to Inverness and north along the east coast. There is also a railway station in the village, providing services to Inverness where connections can be made to other major cities.





Floorplans  
House internal area 3,867 sq ft (359 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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## Direction

What3Words - ///tailing.kitchens.outsmart

From Inverness, take the A862/Clachnaharry Road west along the banks of the Beualy Firth and continue for 10.5 miles, before turning right just after crossing the Lovat Bridge, to remain on the A862. After 1 mile, you will find the property on the right.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, water and drainage, LPG gas heating.

**Council Tax:** Band G

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

**Tenure:** Freehold

**Guide Price:** Offers Over £499,000

## Inverness

Castle House, Fairways Business Park, IV2 6AA

**01463 719171**

[inverness@struttandparker.com](mailto:inverness@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



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