












# Wyvis View

Blackpark, Muirtown, Inverness



# A detached bungalow in a sought-after location overlooking the Beauly Firth toward Ben Wyvis, near to city centre

A generously-proportioned single-storey family home providing modern amenities and designed to provide an ideal family and entertaining environment maximising the stunning views over the Beauly Firth and surrounding countryside. It is in a sought-after semi-rural area near to city centre amenities.

|   |                          |   |                    |   |                             |
|---|--------------------------|---|--------------------|---|-----------------------------|
|  | <b>2 RECEPTION ROOMS</b> |  | <b>4 BEDROOMS</b>  |  | <b>3 BATHROOMS SAUNA</b>    |
|  | <b>DOUBLE GARAGE</b>     |  | <b>GARDEN</b>      |  | <b>FREEHOLD</b>             |
|  | <b>RURAL</b>             |  | <b>1,944 SQ FT</b> |  | <b>OFFERS OVER £425,000</b> |



## The property

Wyvis View is an attractive modern family home offering more than 1,900 sq ft of light-filled flexible accommodation arranged over a single floor. Configured to provide an ideal environment for family living, the accommodation maximises the stunning views over the Beauly Firth and surrounding countryside while offering modern amenities throughout. The layout flows from an entrance porch into a welcoming reception hall with useful storage, a shower room with sauna, and a rear porch housing a fitted utility room with access to the rear garden. It comprises a generous sitting room with feature fireplace and patio doors to a front aspect deck overlooking the Firth together with a kitchen/dining room. The kitchen has a range of contemporary wall and base units, work surfaces, splashbacks and modern integrated appliances and opens into a dining room with space for a sizeable table.

The accommodation is completed by a bedroom wing, which includes a spacious dual-aspect principal bedroom with large front-facing windows overlooking

the Firth and an en suite shower room. There are two rear-facing double bedrooms, both with fitted storage—one of which also has an en suite shower room—along with a further front-facing double bedroom with fitted storage and a fully tiled family bathroom featuring a corner bath and separate shower.

## Outside

Occupying an elevated position, the property is approached via a gravelled driveway that leads to a rear parking area and a detached double garage. The generous, well-maintained garden surrounds the property and is laid to gently sloping lawn, bordered by flower and shrub beds and also features an L-shaped shed. There are several seating areas, including a gravelled seating and dining area and a decked front-facing terrace partially covered by a retractable awning—accessible from the sitting room—making it ideal for entertaining and al fresco dining. To the front and side aspects, there are stunning views over the Beauly Firth towards Tore and Ben Wyvis in the distance from which the property takes its name.





## Location

The property is located on the south shore of the Beaulieu Firth in the Blackpark area near to Muirtown, which sits to the west of Inverness city and offers local amenities including a primary school. Inverness city centre offers comprehensive amenities including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema. The surrounding countryside of the Scottish Highlands offers a wide range of leisure and sporting opportunities, with skiing and hill climbing available in the nearby Cairngorms National Park. Transport links are excellent: Inverness station offers regular onward links to major regional centres and Inverness Airport offers a wide selection of domestic and European flights.

## Distances

- Inverness city centre 2.7 miles
- Inverness Airport 11.2 miles

## Nearby Stations

- Inverness, 2.7 miles

## Key Locations

- Eden Court Theatre
- Culloden Battlefield & Visitor Centre
- The Highlanders' Museum (Fort George)
- Loch Ness

## Nearby Schools

- Muirtown Primary School
- Charleston Academy
- Inverness Gaelic Primary School
- Gordonstoun Independent School





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

House internal area 1,944 sq ft (181 sq m)

Garage internal area 347 sq ft (32 sq m)

Shed internal area 125 sq ft (12 sq m)

For identification purposes only.

## Directions

Post Code: IV3 8QZ

what3words: ///stamp.museum.over

## General

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

**Services:** Mains electricity and water, private drainage to septic tank (SEPA Registered), LPG central heating.

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

**Council Tax:** Band F

**EPC Rating:** D

**Fixtures and Fittings:** Fitted floor coverings and integrated appliances will be included in the sale. Further items may be available subject to separate negotiation.

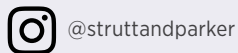
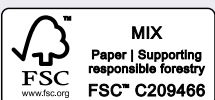
## Inverness

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