

Firth View,
Craighead, Cromarty



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An attractive detached residence offering contemporary living and spectacular panoramic views over both the Cromarty Firth and Moray Firth, set within beautifully landscaped gardens on the edge of a historic Highland town.

Property

Firth View is a striking contemporary home designed to take full advantage of its elevated position, offering breathtaking, uninterrupted vistas both to the south over the Moray Firth towards the Cairngorm Mountains and northwards over the Cromarty Firth towards the Sutherland Hills. The property seamlessly blends modern efficiency, including solar panels, with elegant interior styling, creating a bright and expansive family home of over 2,000 sq ft.

The ground floor accommodation flows from a welcoming reception hall with an oak staircase and continues through to an impressive family room with open-plan kitchen, dining and seating areas. This well-appointed space features high-gloss tiled flooring, a central island with induction hob and contemporary ceiling-mounted extractor, together with integrated twin ovens. The kitchen and family room opens into a large, light-filled conservatory, offering an outlook over the surrounding landscape. The conservatory gives access to the decked patio area and gardens. The generous sitting room is centred around a modern wood-burning stove and featuring glazed doors opening directly onto the garden. The ground floor also includes a versatile double bedroom with a stylish Jack and Jill en suite shower room/cloakroom (accessible from the hallway and downstairs bedroom), together with a practical utility room.

On the first floor, the accommodation is led by a principal bedroom with en suite shower room, where a striking floor-to-ceiling arched window frames the spectacular coastal scenery. Two further well-proportioned bedrooms and a contemporary family bathroom are accessed via a galleried landing, enhanced by skylights. All bedrooms benefit from built-in storage.

The property is set within generous, meticulously maintained grounds of approximately 0.7 acres. A gated gravel driveway provides ample parking and leads to a detached timber-clad garage. The gardens are a particular feature, comprising formal lawns, vibrant perennial borders and a picturesque stone-edged pond. Multiple seating areas, including a raised circular deck and a sheltered pergola, provide excellent spaces for al fresco entertaining. For keen gardeners, the grounds also include a productive area with a large polytunnel and raised beds.

2,002 sq ft (186 sq m) | Freehold
1 reception room | 4 bedrooms | Conservatory | 3 bathrooms
Offers Over £610,000

Location

Craighead lies between the coastal villages of Cromarty and Fortrose & Rosemarkie on the Black Isle, a picturesque and unspoilt part of the Scottish Highlands renowned for its dramatic scenery, wildlife and relaxed coastal lifestyle. The nearby town of Cromarty provides a good range of local amenities including independent shops, cafés, galleries and a primary school, while more extensive facilities are available locally in Fortrose and in the City of Inverness. The area is well regarded for schooling, with primary provision in Cromarty and Avoch and secondary education at Fortrose Academy. There is also golfing available at Fortrose & Rosemarkie Golf Club. Communications are good for a rural setting, with Inverness approximately 20 miles away, offering mainline rail services to Edinburgh, Glasgow and London, as well as an airport with regular domestic and limited international flights.

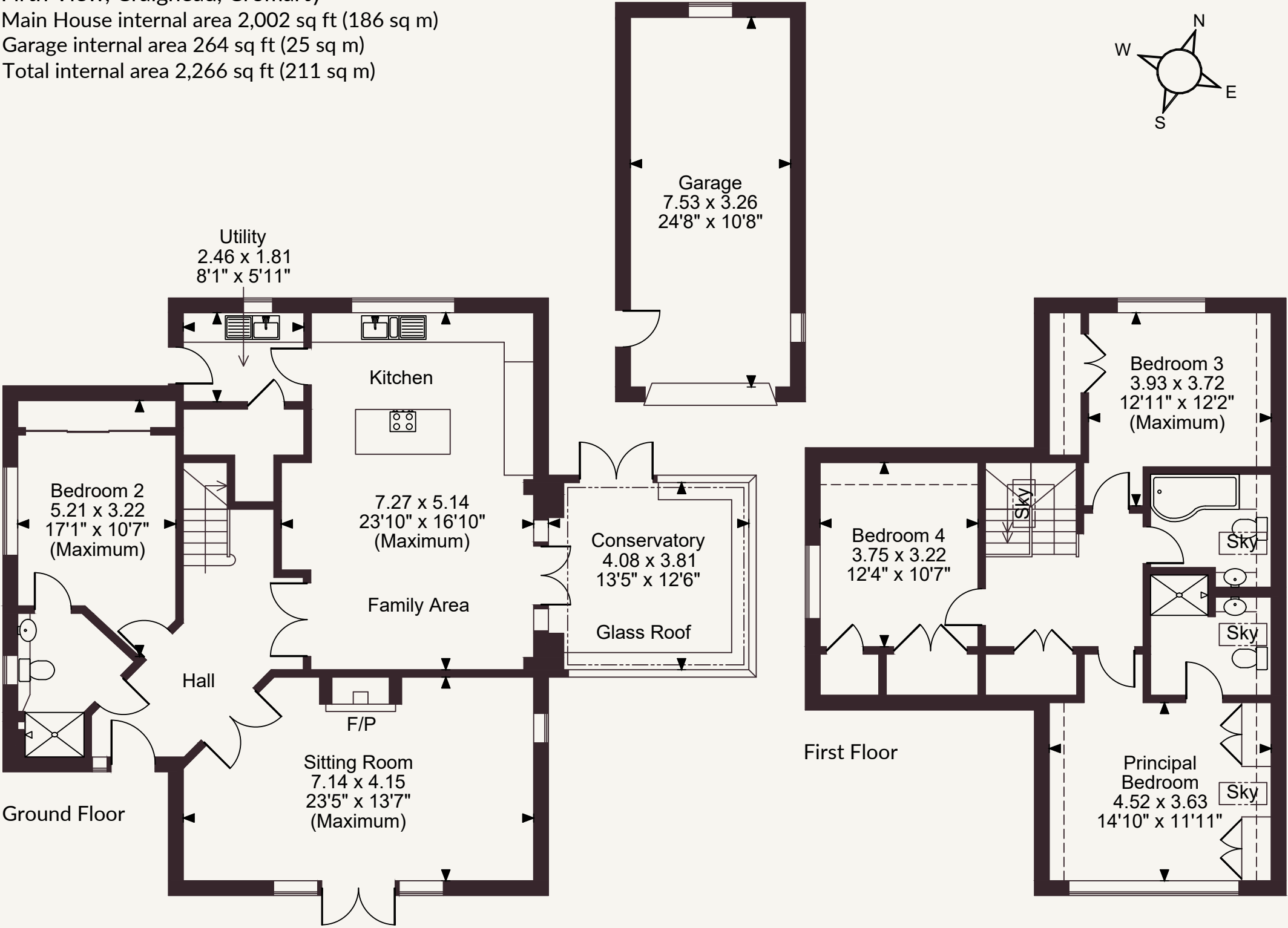
Postcode region: IV11

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains water and electricity. Private drainage via septic tank (SEPA registered). Solar Panels and the Ground Source Heat Pump provide underfloor heating upstairs and downstairs. EV Charger installed.
Fixtures & Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.
Council Tax: Band F
EPC Rating: B



Firth View, Craighead, Cromarty
Main House internal area 2,002 sq ft (186 sq m)
Garage internal area 264 sq ft (25 sq m)
Total internal area 2,266 sq ft (211 sq m)



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