

Creag Leath,  
Inverness



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& Parker

Land and property. Since 1885.



An impressive and substantial modern country home set within approximately 3.2 acres of garden and woodland grounds, offering elegant contemporary interiors in a tranquil Highlands setting near Inverness.

#### Property

Creag Leath is a magnificent contemporary residence, combining grand architectural proportions with a warm, country-inspired aesthetic. Set within beautifully maintained grounds, the property provides nearly 6,000 sq ft of living and leisure space, finished to a high standard with quality materials, including solid wood flooring and bespoke cabinetry throughout.

The accommodation flows from a grand and welcoming reception hall, leading to the heart of the home: a spectacular open-plan kitchen and dining area. This impressive space features a central island, a Rangemaster cooker and a charming wood-burning stove set within a traditional timber mantelpiece. Large windows and French doors flood the room with natural light and provide direct access to the gardens. Further versatile accommodation on the ground floor includes a dedicated family room/bedroom 6 and two bedrooms, offering flexibility for guests or multi-generational living, while a large family bathroom with a Nordic sauna completes the level.

On the first floor, a spacious sitting room and games area provides an excellent setting for entertaining and family life. The principal bedroom is a luxurious retreat, complete with a dressing room and a stylish en suite bathroom. Two further well-proportioned bedrooms are served by a family bathroom, while a separate study provides space for home working. There are also three balconies which can be accessed from the principal bedroom, the first floor sitting room and the study.

The property is approached via a long sweeping driveway leading to a generous parking area, substantial triple garage and double car port, with linked outbuildings incorporating a gym/studio, boot room, boiler house and store. Extensive lawned gardens surround the house, creating a wonderful sense of privacy and seclusion, while a large patio provides an ideal space for al fresco dining.

The adjacent Stables plot, extending to approximately 0.4 acres and benefiting from planning consent for residential development, is available by separate negotiation. Offers for the whole package will be considered favourably. Reference: 22/02646/FUL. Prospective purchasers are advised that they should make their own enquiries with the local planning authority at: [www.highland.gov.uk](http://www.highland.gov.uk)

4,224 sq ft (392 sq m) | Freehold  
3/4 reception rooms | 5/6 bedrooms  
3 bathrooms | Triple garage

**Offers Over £900,000**

**Location**

Creag Leath is positioned within a secure gated hamlet, around three miles from Inverness city centre on the western edge of Inverness, surrounded by attractive Highland countryside while remaining within easy reach of the city's extensive amenities. Inverness offers a wide range of shopping, leisure and cultural facilities, including the newly renovated Inverness Castle, Eastgate Shopping Centre, supermarkets, restaurants and cafés, together with excellent sporting opportunities. The property is ideally placed for outdoor pursuits, with woodland walks, cycling routes, the Great Glen Way, the Caledonian Canal and Loch Ness all close by.

Nearby settlements include Beaulieu, Muir of Ord and Dingwall, while the world-renowned scenery of Loch Ness is also close at hand. State schooling is available locally, with further and higher education available at UHI Inverness. Independent schooling is available at Gordonstoun, approximately 40 miles to the east.

Transport links are excellent, with Inverness railway station providing services to Edinburgh, Glasgow, Aberdeen and London, while Inverness Airport offers a range of domestic and international flights. The property also benefits from convenient access to the A82, A9 and A96, linking the Highlands with the Central Belt and the wider UK road network.

Postcode region: IV3

**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 via septic tank (SEPA registered). Oil-fired wet underfloor heating.  
Fixtures & Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.  
Council Tax: Band: G  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

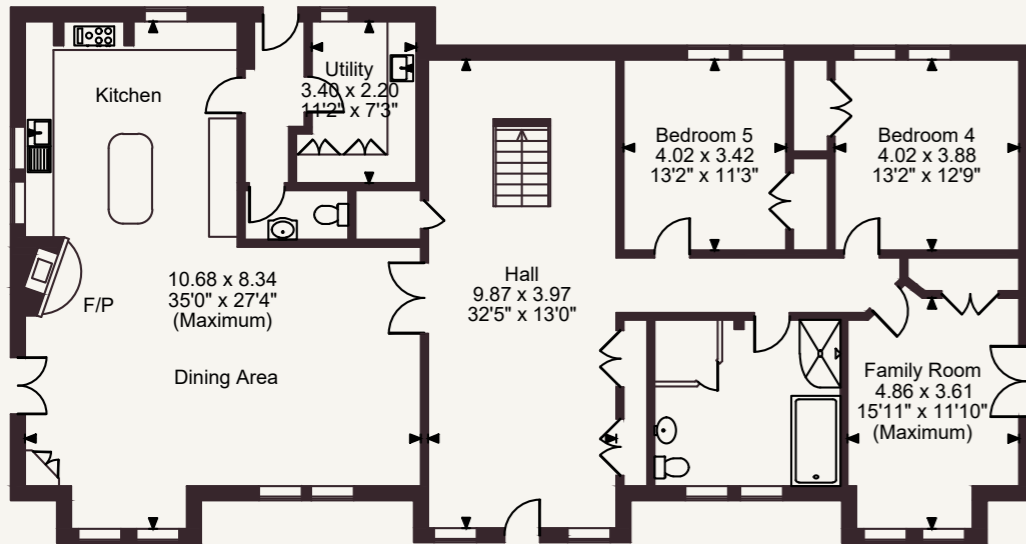
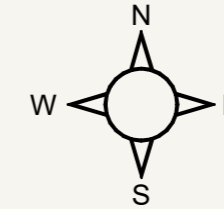


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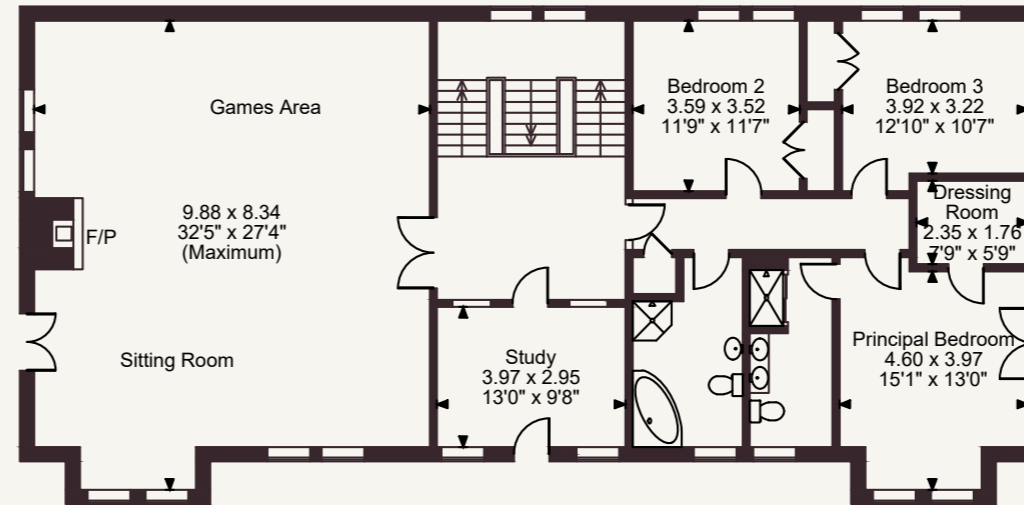
Main House internal area 4,224 sq ft (392 sq m)

Garage internal area 879 sq ft (82 sq m)

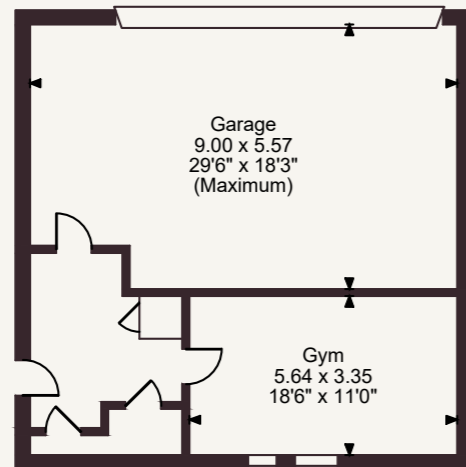
Total internal area 5,103 sq ft (474 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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**Strutt & Parker Inverness**

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