



Solas Na Mara

Croy, Inverness

A detached bungalow located at the heart of a popular Highland village within commuting distance of Inverness.

A generously proportioned family home offering flexible accommodation throughout. Located in the village of Croy, it is also within easy reach of Inverness, Inverness Airport and Nairn.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



1,521 SQ FT



**OFFERS OVER
£350,000**



The property

Solas Na Mara ("the light of the sea" in Scots Gaelic) is an attractive family home offering more than 1,500 sq ft of light-filled flexible accommodation arranged over a single floor.

Designed to maximise the stunning light giving the property its name, the accommodation flows from an entrance hall with useful storage. It comprises a spacious L-shaped split-level dual aspect sitting room with full-height side aspect glazing, a feature open fireplace and double doors to a rear aspect kitchen/sitting/dining room. The kitchen has a range of contemporary high-gloss wall and base units including a breakfast bar, integrated appliances and a door to a fitted utility room with a door to the rear terrace. The remaining space, which can be configured to suit the purchasers' needs, offers room for both dining and seating areas, and features double doors opening to a conservatory with tiled flooring, a vaulted glazed roof, and large picture windows on three sides, including French doors leading to the rear terrace.

An inner hall which is accessible from both the sitting and utility rooms includes additional useful storage and leads to a well-proportioned, front-aspect bedroom/study with bespoke fitted cabinetry. Adjacent is the principal front-aspect bedroom, which includes fitted storage and a modern en suite shower room. The property also includes a rear-aspect double bedroom with fitted storage, and a contemporary family bathroom featuring a bath, and a separate shower enclosure.

Outside

The property is approached over a gravelled rear driveway providing private parking and giving access to the detached garage. The well-maintained garden to the front and rear aspects is laid mainly to lawn bordered by well-stocked flower and shrub beds. There is also a garden shed and a generous paved rear terrace accessible from the conservatory and utility room, ideal for al fresco dining. The whole enjoys far-reaching views over the surrounding countryside towards the rolling hills of the Highlands and the Moray Firth.



Location

Located near to the Moray Firth, the Highland village of Croy has a church, village hall, café and primary school. The nearby town of Tornagrain provides a coffee shop, convenience store and pharmacy.

The picturesque seaside town of Nairn and Inverness offer more comprehensive amenities including high street and boutique shopping, cafés, bars, restaurants and supermarkets.

Inverness also offers extensive leisure and entertainment facilities with the wider area offering Championship links golf courses in Nairn, hill walking, climbing, cycling routes, water sports, fishing and skiing.

Communications links are excellent: buses connect Croy to Nairn and Inverness, the A96 and A9 give access to the Northern Highlands, Inverness Airport (3 miles) and Nairn (7.5 miles) stations offer regular onward links to major regional centres, and the airport offers domestic and European flights.

Distances

- Nairn 7.5 miles
- Inverness Airport 3 miles
- Inverness 10.5 miles

Nearby Stations

- Inverness Airport
- Nairn

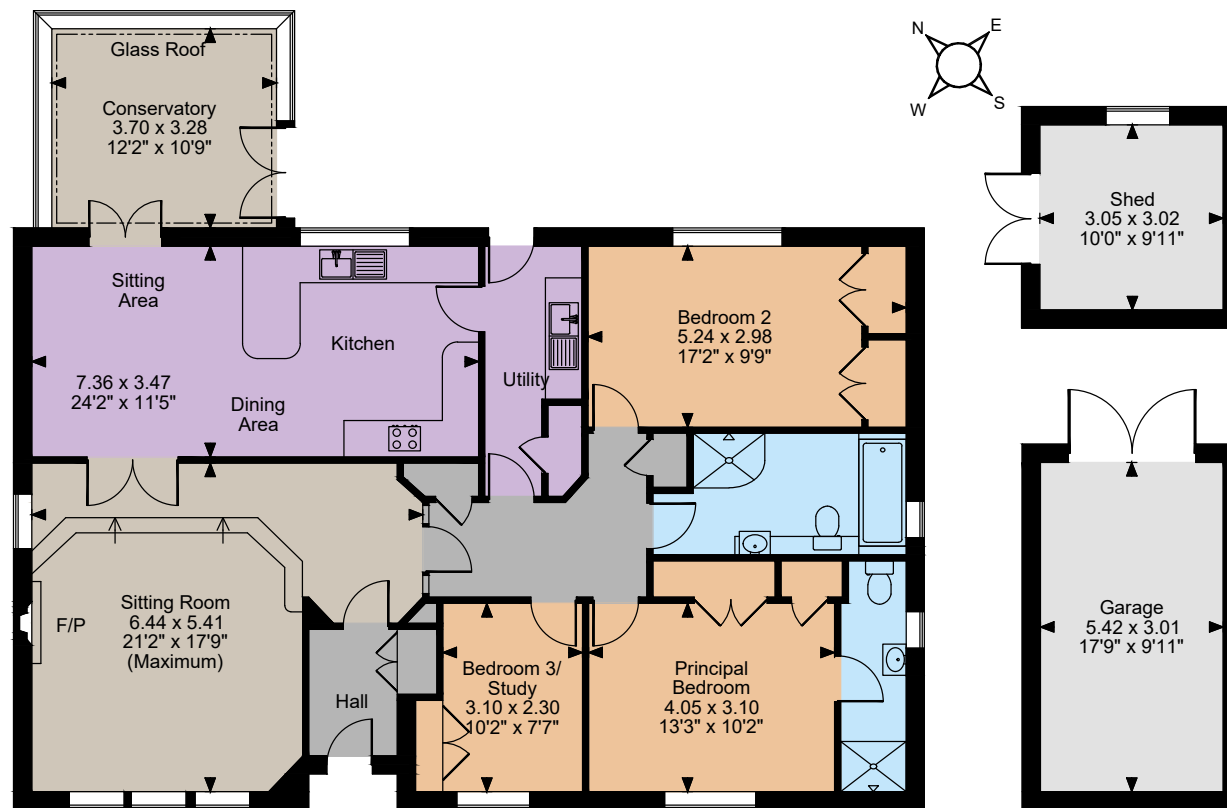
Key Locations

- Culloden Battle Field
- Fort George
- Cawdor Castle

Nearby Schools

- Croy Primary School
- Balloch Primary School
- Culloden Primary School
- Culloden Academy





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8648734/GBR

Floorplans

Main House internal area 1,521 sq ft (141 m)
Garage internal area 176 sq ft (16 sq m)
Shed internal area 99 sq ft (9 sq m)
Total internal area 1,796 sq ft (167 sq m)

Directions

IV2 5PG

what3words: ///polishing.mealtime.lurching

General

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

Services: Mains electricity, water and drainage.
Oil-fired central heating.

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

Council Tax: Band E

EPC Rating: D

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

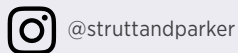
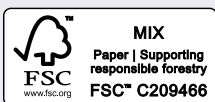
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

