



# 1 Viewhill Meadows

Viewhill, Inverness

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A stunning contemporary executive home featuring beautifully appointed living spaces close to the City.

An attractive modern home providing airy, spacious accommodation, within a small development of contemporary properties just outside the village of Balloch. The property features stylish fittings and décor throughout, while outside there are splendid landscaped gardens, all within easy reach of Inverness.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**GARAGE & PARKING**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**3,246 SQ FT**



**OFFERS OVER £675,000**



### The property

1 Viewhill Meadows is an impressive modern detached house, providing more than 3,200 sq ft of beautifully appointed accommodation arranged over two floors. The property also benefits from picturesque and far-reaching views across the surrounding Highland landscape.

The welcoming reception hall features wooden flooring and a turned staircase leading to the galleried landing above. Double doors lead to the substantial drawing room with its triple aspect, which include a bay window to the front and French doors opening to the rear garden. Also off the reception hall there is a useful study for home working, as well as access to the spacious, open-plan sitting area, dining area and kitchen, which forms the heart of the home and the focal point for everyday living. This 32ft, L-shaped living space has a dual aspect with bi-fold doors opening at the corner to create a stunning inside-outside entertaining area. There is space for both a

seating area and a family dining table, while the kitchen has contemporary fitted units, a breakfast bar and integrated appliances. Adjoining the kitchen, the utility room and walk-in pantry provide further space for storage and appliances.

Upstairs, the galleried landing has built-in cupboard storage, as well as providing access to the four well-presented double bedrooms and a family room/bedroom 5. The generous principal bedroom suite features extensive fitted wardrobes, a dressing room, a Juliet balcony and a luxury en suite bathroom with dual washbasins, a bathtub and a separate shower unit. One further bedroom is en suite, while the first floor also has a family bathroom with a bathtub and a separate shower.









## Outside

The property is situated in a residential cul-de-sac, with attractive views across the Highlands beyond. At the front of the house there is a block-paved driveway with parking space for several vehicles and access to the integrated double garage for further parking or storage and workshop space. The landscaped garden at the side and rear of the house includes paved and gravel terracing for al fresco dining, including a seating area shaded by a wooden pergola. There are also raised sleeper beds with various shrubs, with a well-maintained area of lawn beyond, bordered by well-stocked beds and timber fencing.

## Location

The property lies in a sought-after position approximately 7 miles from Inverness city centre, just outside the village of Balloch and close to the Moray Firth. Balloch offers a local shop, a primary school and a village hall, while the neighbouring villages provide various other amenities.

Considered to be the capital of The Highlands, Inverness offers a wealth of shopping, restaurants, leisure and cultural facilities including the newly refurbished Inverness Castle, as well as access to a selection of large supermarkets. There is also a choice both primary and secondary schools within the city.

Transport connections in the city include mainline rail, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is also within easy reach.

The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for sailing. There are several golf clubs in and around the city, including Inverness Golf Club and Kings Golf Club.



## Distances

- Inverness 7.1 miles
- Inverness Airport 6.2 miles
- Nairn 12.8 miles

## Nearby Stations

- Inverness
- Inverness Airport

## Key Locations

- Culloden Battlefield and Visitor Centre
- Fort George
- Cawdor Castle

## Nearby Schools

- Balloch Primary School
- Culloden Academy





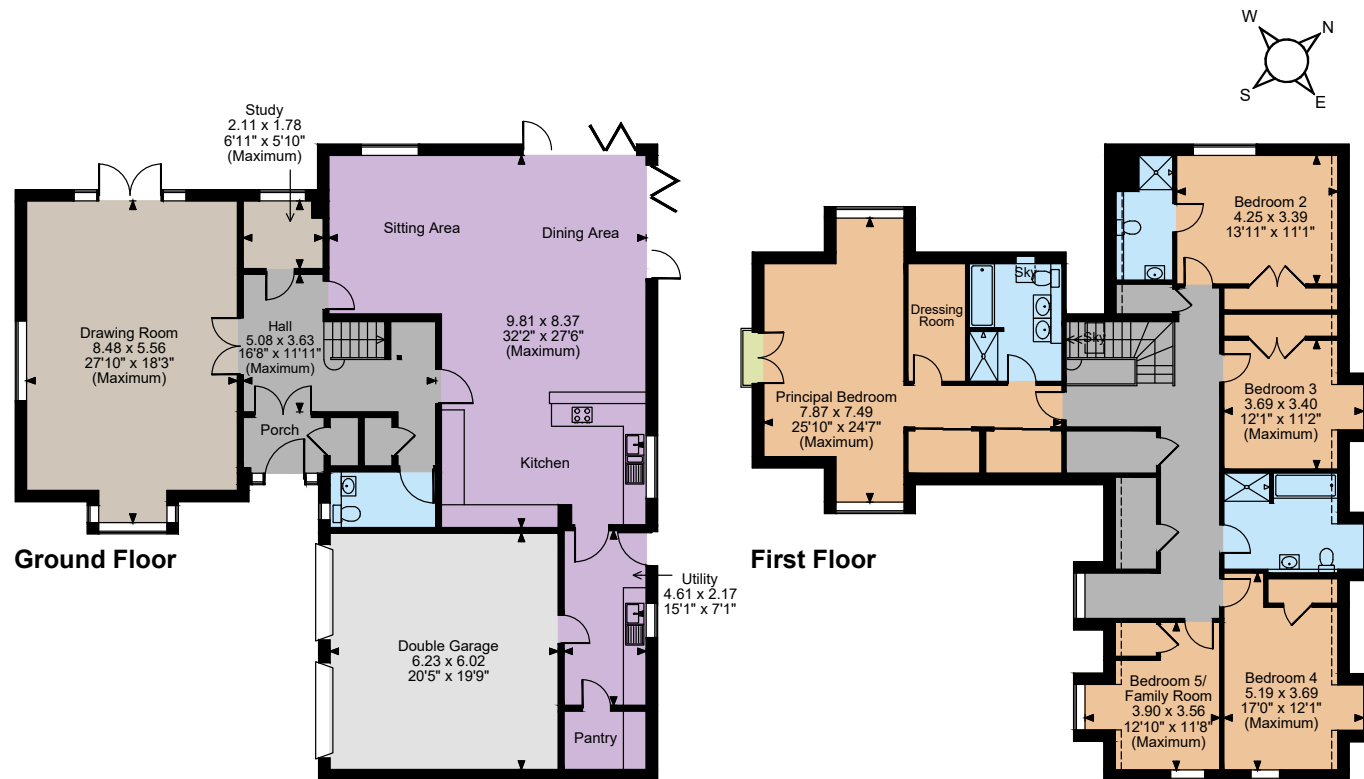












The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,246 sq ft (302 sq m)

Garage internal area 404 sq ft (38 sq m)

Total internal area 3,650 sq ft (339 sq m)

For identification purposes only.

## Directions

Post Code: IV2 5JQ

what3words: ///registers.remake.intend

## General

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

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

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

**Council Tax:** Band G

**EPC Rating:** C

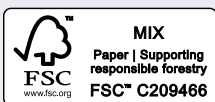
**Fixtures and Fittings:** Fitted floor coverings and integrated kitchen appliances will be included in the sale.

## Inverness

Castle House, Inverness, IV2 6AA

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