



Braehead, Avoch, IV9 8QL

**Offers Over £440,000**

Hamish

[www.hamish-homes.co.uk](http://www.hamish-homes.co.uk) | 01463 250000



**Hamish**  
PROPERTY PROFESSIONALS





- Detached Home In Sought-After Avoch Village
- Elevated Position With Distant Sea Views
- Two Sitting Rooms Both With Wood Burners
- Large Conservatory With Glazed Roof
- Quality Kitchen With Solid Timber Worktops
- Four Bedrooms Across Two Floors
- Oil-Fired Central Heating System Installed
- PVC Double Glazing Throughout The Home
- Large Timber Decking For Outdoor Relaxing
- Private Driveway And Detached Garage

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



With a superb elevated position in the coastal village of Avoch, Mount View is a generous and flexible four-bedroom detached home with bright, modern additions. Set within colourful garden grounds the property offers exceptional indoor and outdoor living space, perfect for families or those looking for a peaceful lifestyle just a short drive from Inverness.

Inside, the home unfolds over two levels, starting with a spacious sitting room at the front of the house. Solid wooden flooring and soft grey walls create a fresh yet cosy backdrop, while the wood-burning stove, set into a modern fireplace, adds both charm and comfort. There's ample room for a full sofa set and additional furniture, making this a central hub for relaxing or gathering with family.

An open timber framed archway leads through to the kitchen, where the quality continues. Fitted with light coloured cabinets and topped with solid timber worktops, this well-planned space features a sleek black sink with modern flexi-hose tap and integrated appliances — including an electric oven, hob and extractor — making for easy day-to-day use. A timber breakfast bar offers a casual spot for coffee or quick meals.

The home also enjoys a dedicated dining room, where painted timber-lined walls in soft blue tones bring subtle colour and texture. There's plenty of space for a family dining table and sideboard while glazed double doors open directly into the large conservatory.

This is a wonderful addition that enhances the living space of the property. Glazed on three sides, with a glass roof overhead and wood flooring underfoot, it's the perfect spot to enjoy the garden views come rain or shine. It can serve as a second lounge, a peaceful reading room or even a bright playroom, making it a warm, light-filled retreat all year round.

There are two ground floor bedrooms in the home, each with their own appeal. The front-facing bedroom features crisp décor, white bi-fold shutters and plenty of space for a double bed and storage. Tucked quietly to the rear of the home, the second bedroom is a peaceful retreat with a soft carpet underfoot and a window for natural light. The room is a good size double with inviting decor, but it's the private en suite that truly elevates it. This is a stylish, spa-like space featuring a freestanding slipper bath, elegant basin set into a sleek vanity unit and warm wood flooring that adds natural charm. A perfect sanctuary to unwind at the end of the day.

Completing the ground floor is a smart shower room, where white tiled walls, a large mirror and frosted window help maximise the light and airy feel. A mains-fed shower with modern enclosure is joined by a toilet and a basin set into a sleek storage unit, all finished in fresh, neutral tones for a stylish space for all the family.

Upstairs, the home continues to impress with two staircases leading to separate first-floor areas. At the rear, a second sitting room offers a cosy retreat with its own wood-burning stove, dormer and side windows and wooden floors. There's plenty of room for seating, a TV and more, perfect as a snug or additional lounge.

A second staircase near the front entrance leads to two additional double bedrooms and a modern shower room. The first bedroom is light and inviting, with two windows drawing in natural daylight and a small built-in storage cupboard offering everyday practicality. Soft carpet underfoot and neutral painted walls create a calm, versatile space, ideal for guests or growing children.

The second bedroom is equally comfortable, with a peaceful feel and plenty of room for a double bed and accompanying furniture. It shares the same muted tones and welcoming atmosphere that flow throughout the home.

Also serving the upper floor is a well-appointed shower room featuring contemporary grey wall tiles, a large frosted window and a mains-fed shower inside a sleek enclosure. A basin set into a grey storage unit and a modern toilet complete this stylish space, ideal for busy family life or visiting guests.

Outside, the garden wraps around the house and is a real showstopper. Mature flower beds, shrubs and planting provide colour and charm throughout the year, while a large timber-decked area surrounding the conservatory offers a fantastic spot for outdoor dining and summer evenings. The tarmac driveway gives easy access to the detached garage, which is generously sized and ideal for parking, storage or workshop use.

With oil-fired central heating, double glazing and wood burners for added comfort, Mount View is a beautifully presented home in one of the Black Isle's most sought-after villages with Inverness an easy commuting distance away. Get in touch with Hamish Homes today to arrange your viewing, but be quick as this one is sure to generate plenty of interest!

#### About Avoch

Avoch is a charming coastal village nestled on the southern shore of the Black Isle. Just 15 minutes from Inverness, it offers a peaceful lifestyle with easy access to city amenities. The village features a picturesque harbour, local shops and a primary school, fostering a close-knit community atmosphere. Secondary education is provided at Fortrose Academy, a well-regarded school serving the Black Isle. The area is ideal for outdoor enthusiasts, offering coastal walks, dolphin-watching tours and proximity to attractions like Chanonry Point and Fortrose Cathedral. Avoch combines the tranquillity of village life with the convenience of nearby Inverness, making it an attractive location for those seeking a balance between rural charm and urban accessibility.







 4

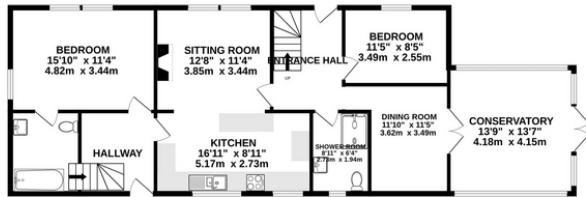
 3

 1

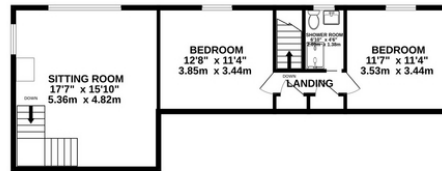
 176 m2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>46</b>	<b>72</b>		<b>42</b>	
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Hamish

Kintail House, Beechwood Park,  
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000

