



Ardendrain, Beauly, IV4 7HS

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- Detached Three Bedroom Bungalow
- Modern Kitchen With Integrated Appliances
- Convenient Utility Room And Separate WC
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- Elevated Spot With Beautiful Countryside Views
- Cosy Sitting Room With Multi-Fuel Stove
- Bathroom With Bath And Separate Shower
- PVC Double Glazed Windows Throughout
- Off-Street Gravel Driveway Parking
- Rear Patio Area For Outdoor Dining

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



Brimming with character and modern touches, Hillcroft is a traditional Highland cottage that's been thoughtfully extended. This single-storey home offers three double bedrooms, generous living space and a beautifully upgraded kitchen and bathroom, all wrapped within mature garden grounds. Every room is bright and welcoming while the surrounding scenery adds a natural sense of calm to daily life.

The entrance vestibule opens to a welcoming central hallway, linking all key rooms in a functional layout. The heart of the home is the warm and inviting sitting room, where a black multi-fuel stove takes centre stage within a painted white brick surround and white mantel. A large front-facing window draws in light, while ceiling spotlights and a dark feature wall add extra character to the neutral decor. There's ample space here for sofas, furnishings and family relaxation.

Adjoining the sitting room is a well-designed kitchen and dining area, modernised to a high standard while retaining a homely atmosphere. The kitchen units offer a warm wood-style finish paired with sleek chrome handles and dark acrylic worktops. White square tiling around the preparation areas adds a clean touch, while ceiling spotlights illuminate the entire space. Integrated appliances include a gas hob served by bottled gas, extractor hood and an eye-level oven. Underfoot, large floor tiles in earthy tones tie the room together with both practicality and style. Beyond the kitchen, the open dining space offers room for a full-size table and chairs, well lit by twin windows and completed by a stylish low-hanging light fitting — ideal for everyday meals or entertaining guests.

Just off the kitchen lies the dedicated utility room, painted in a fresh green tone with countertop space and room for both a washing machine and tumble dryer, ideal for keeping laundry duties out of the main living areas. Beyond this, a stylish cloakroom adds further practicality, with its clean white suite of toilet, sink and radiator set against striking dark blue lower walls and white upper paintwork.

Each of the home's three bedrooms is a generous size, great for families. The first bedroom is a bright and restful double with white-painted walls, a soft neutral carpet and a front-facing window that draws in natural light. Beneath the window sits a radiator while integrated shelving high on the wall provides a practical and stylish space for books, photos or valuable display items. The second bedroom features a calm tone, with a dark grey feature wall adding depth to the otherwise white space. A light grey carpet underfoot enhances the sense of comfort, while the built-in wardrobe with wooden doors ensures clutter-free living without sacrificing floor space. The third bedroom is generously sized and introduces a soft blue feature wall to complement its otherwise white décor. Like the others, it features a window with radiator below, soft grey carpet and a built-in wardrobe.

The bathroom has been tastefully upgraded with luxury in mind. A full-size white bath with centrally mounted taps offers the ideal place to unwind, while the addition of a completely separate shower enclosure, fitted with a rainfall showerhead and Mira Sport electric unit, adds a touch of modern convenience. Inside the enclosure, marble-effect wetwall panels bring a sense of warmth and texture, perfectly offsetting the room's clean lines. A generous vanity unit beneath the basin provides excellent storage while a large frosted window ensures soft natural light throughout the day. Finishing the room is a sleek chrome towel radiator.

Outside, Hillcroft sits on an irregular-shaped sloping plot with mature lawn areas, gravelled sections for multiple vehicle parking and thoughtfully placed patio areas. A fenced front lawn provides a safe spot for children or pets to enjoy, while the gravel side area includes a casual seating zone, perfect for outdoor dining or morning coffee. Additional practicalities include a timber shed, a separate wood store and a lean-to utility porch at the rear.

The home is heated by a Grant Euroflame oil-fired boiler situated in the kitchen, fuelling a series of radiators throughout. Domestic hot water is stored in an insulated tank in the loft with immersion heater and thermostat, offering both flexibility and efficiency. Double glazing throughout further improves comfort and insulation.

While rural in feel, the property remains conveniently positioned just 6 miles from Beauly and within commuting distance of Inverness (approximately 15 miles). Whether you're looking for a full-time home or a Highland escape, Hillcroft offers character, comfort and countryside charm in equal measure. Be quick, contact Hamish Homes to arrange your own private viewing today.

About Kiltarlity

Kiltarlity is a charming rural area offering the perfect blend of peaceful countryside living and easy access to urban conveniences. Nestled amidst gently rolling hills and traditional Highland landscapes, Kiltarlity exudes a timeless appeal that attracts those seeking a relaxed lifestyle in a close-knit community.

Residents enjoy a quiet setting where local amenities, though limited, provide essential services, while the nearby town of Beauly and the bustling city of Inverness, only a short commute away, offer a full range of shops, restaurants, healthcare facilities and cultural attractions. This connectivity makes it ideal for professionals and families alike.

For families, the area is served by well-regarded primary schools in the local community, with secondary education available in nearby towns, ensuring children receive a quality education. Transport links are robust, with major roads connecting Kiltarlity to Inverness and other key towns in the Highlands, making commuting convenient.

Whether drawn by its natural beauty, tranquil surroundings or the promise of a warm, community-focused lifestyle, Kiltarlity presents an attractive opportunity for those looking to purchase property and embrace the harmonious Highland way of life.





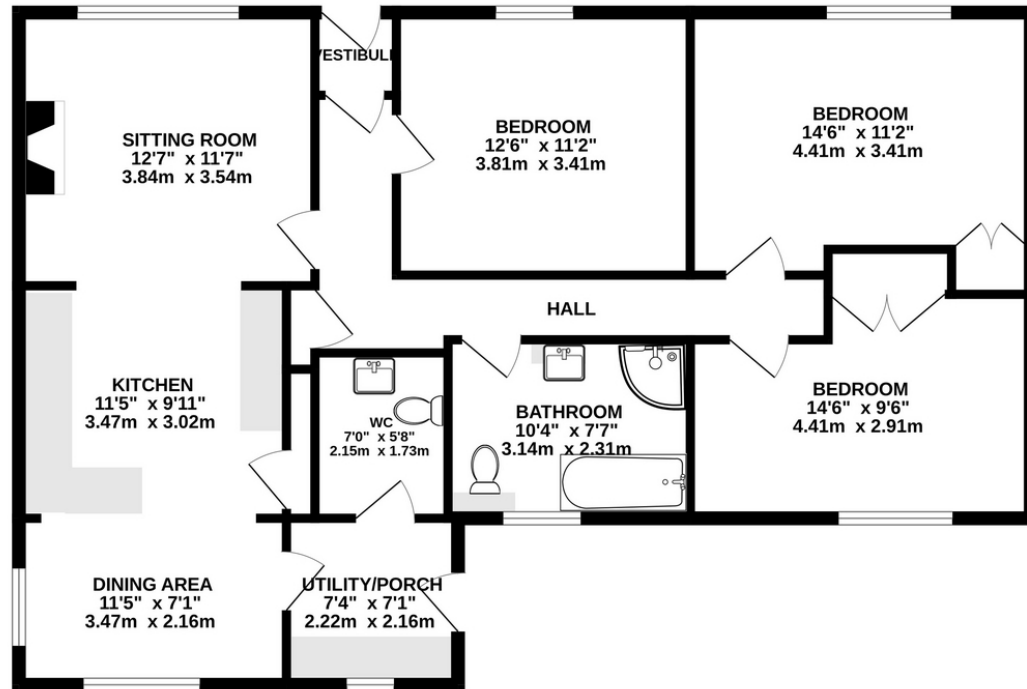
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 96 m²

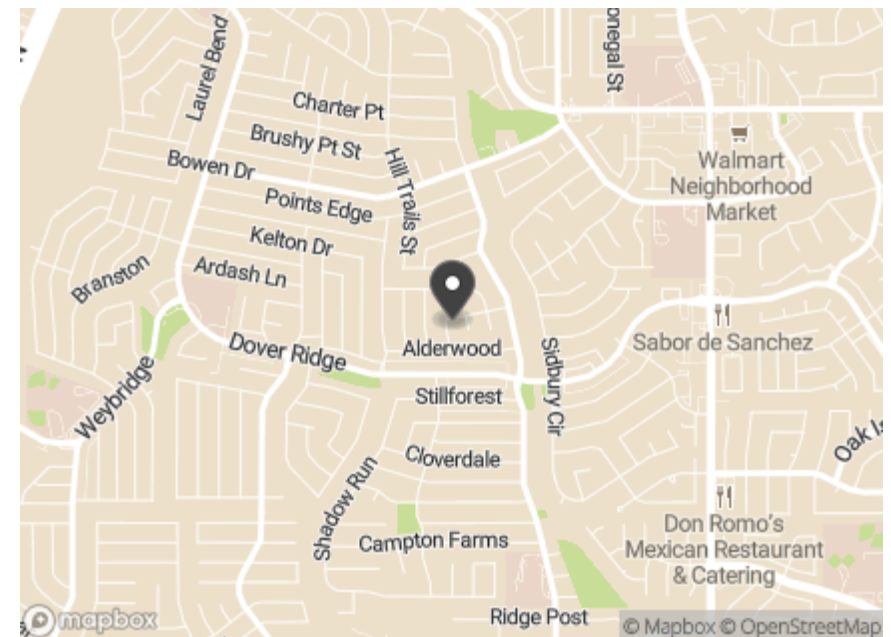


GROUND FLOOR



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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	53	65		51	60
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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