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Through a private road and into the peaceful surroundings of the Kincurdie estate, The Old Stables welcomes you with its distinctive crow-step gables, heritage stonework and countryside charm. Originally dating from around 1860 and beautifully converted in the 1980s, this exceptional property is tucked on the edge of Rosemarkie and offers over 220 square metres of flexible, character-filled living space across two floors. Framed by mature gardens, tall hedges and distant views to the sea, this is a rare opportunity to own a substantial Highland home with serious personality.

Step into the timber-framed conservatory and you'll find a bright, expansive room, bathed in natural light from every angle. Surrounded by countryside, this room offers wonderful views all year round and space enough for comfortable seating and relaxation. Painted white internal walls and tiled flooring keep it feeling fresh and open, whether used as a quiet reading room or to welcome guests.

From here, you're drawn into the kitchen which is a large and well-planned room with wooden flooring, stylish cabinets and solid wood worktops. Mosaic-style tiling in soft greys surrounds the worktop areas, adding texture and contrast. A white ceramic sink is set into the worktop while integrated appliances include a gas hob with extractor above and an oven positioned below. There's ample space in the room for a full-sized dining table and chairs, making this a true heart-of-the-home kitchen.

A small outer utility room accessed via the courtyard contains additional storage and worktops, along with a stainless steel sink, space for laundry appliances and room for a tall fridge freezer. The white painted walls and practical layout make this a convenient, out-of-the-way service space.

Back indoors, a beautifully tiled toilet compartment pairs long glossy light grey tiles with a corner-mounted floating basin and a traditional white radiator below a small window. The monochrome patterned flooring ties the scheme together while the toilet is thoughtfully tucked out of view.

The hallway itself hides a secret – behind a disguised bookshelf lies a tucked-away office space, ideal for working from home in peace. Brightened by a window at the far end and finished in neutral tones, there's room here for a full desk, chair, bookshelves and computer equipment, all discreetly hidden when not in use.

Nearby, along the hall, the spacious cloakroom offers practical day-to-day storage with vertical hanging space, room for boots and outerwear and a tall wall-mounted radiator that helps keep things warm and dry. This is a functional and spacious addition that keeps the rest of the home clutter-free.

Arguably one of the most striking rooms is the library and bar. This gorgeous retreat is finished with warm wooden flooring, rich wainscot panelling and a stylish bar complete with shelving, optics and stool seating. A built-in bookcase frames one wall, perfectly designed to house books with space left centrally to mount a large TV screen. In the corner, a decorative living flame gas stove sits beneath a solid wooden beam, adding both character and cosy charm to the space. This is a room made for entertaining, being stylish, welcoming and effortlessly cool.

Finishing off the ground floor is the expansive living room, a large, adaptable space with striking design elements and real presence. At its heart stands an enclosed fire with a tall vertical flue, positioned centrally to divide and warm the space in equal measure. It creates a natural anchor point around which to gather, whether for cosy evenings or entertaining. Wooden flooring runs throughout, while a deep green panelled wall adds character and contrast to the crisp white walls elsewhere. Multiple generous windows draw in light from several directions, keeping the room bright and balanced throughout the day.

Upstairs, the landing connects to four generous bedrooms and a family bathroom, with a storage cupboard housing the Megaflo hot water cylinder. The master bedroom is a standout, large and bright with a Juliette balcony accessed by fully glazed French doors. Sloped ceilings with twin Velux windows and two built-in wardrobes either side give the room both character and practicality. One wall is finished in leafy-patterned wallpaper above green-painted panelling while the soft grey carpet adds calm and comfort. The en-suite shower room is equally attractive, featuring a corner shower cubicle with white and grey wet-wall panels and a stylish mixer shower. The pedestal basin and white toilet are all thoughtfully laid out, with wooden flooring underfoot and a small window adding natural light.

A second bedroom is a bright and inviting double room with a sloped ceiling and a Velux-style roof window. The decor combines soft white and light grey tones, creating a fresh and relaxed atmosphere. A traditional white radiator sits near the door and the layout provides ample space for a large bed and essential furnishings.

Another of the upstairs bedrooms features white painted walls, a soft grey carpet underfoot and a window with a traditional radiator below. A built-in wardrobe with white painted doors offers excellent storage while tucked into one corner is a neat white pedestal sink, ideal for added convenience.

The fourth bedroom is particularly spacious, with a sloping ceiling that adds character and warmth. It features a large four-door wardrobe, providing superb storage and both a Velux-style rooflight and a small additional window to allow natural light to flow in. With its neutral decor and calming layout, it's a restful and flexible space for guests or family.

The family bathroom is bold and luxurious, combining a black-and-white contrast for maximum impact. Glossy white tiles line the large walk-in shower which enjoys a mixer shower with rainfall head, framed by a black-edged glass screen. Floor tiles in a classic chequerboard pattern add vintage flair, while painted black wainscot panelling elevates the style. Taking centre stage is a beautiful freestanding white bath with centrally mounted taps, a luxurious spot to unwind at the end of the day. Beside the bath stands a tall white radiator and a small, modern round basin is set atop a compact cabinet near the door. A window completes the room, providing natural light and ventilation.

There's a further room accessed directly from the garden, currently set up as a home gym. With heating, lighting and power already in place, it offers an ideal solution for anyone seeking extra space, whether for fitness, hobbies, a peaceful studio or even a garden office. Its versatility and self-contained access make it a valuable addition to the overall layout.

Outside, the garden grounds stretch around all sides of the home, including gravel driveways, a charming courtyard patio and multiple grassed areas dotted with mature trees and shrubs. Additional outbuildings include a metal garden shed and a timber lean-to, while a small external hatch provides access beneath the property – ideal for seasonal storage or tools. Whether it's relaxing on the patio outside the conservatory, enjoying views over the countryside or watching the sea shimmer in the distance, this outdoor space has scope to be truly special. The property is surrounded by fencing and hedges and the large plot offers privacy and space in equal measure.



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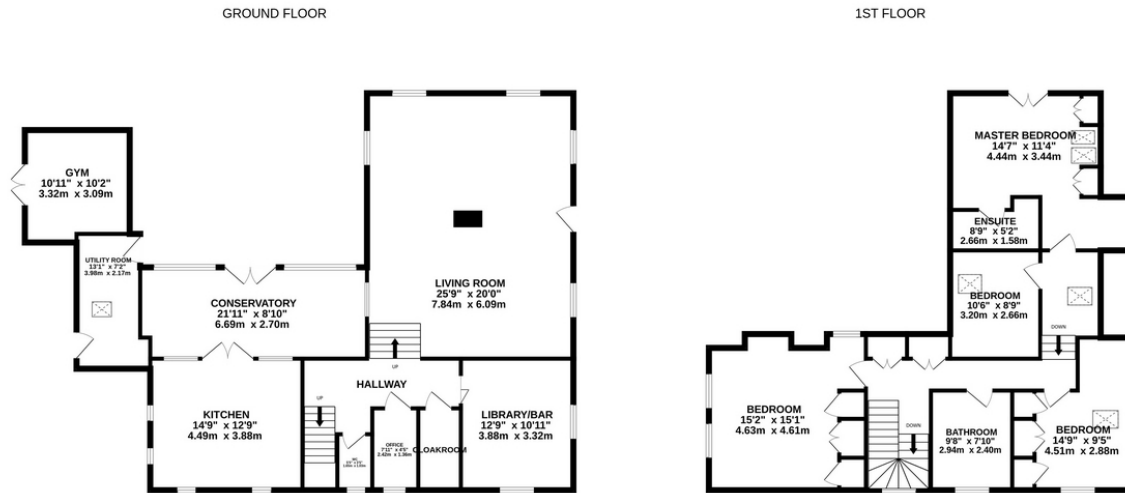
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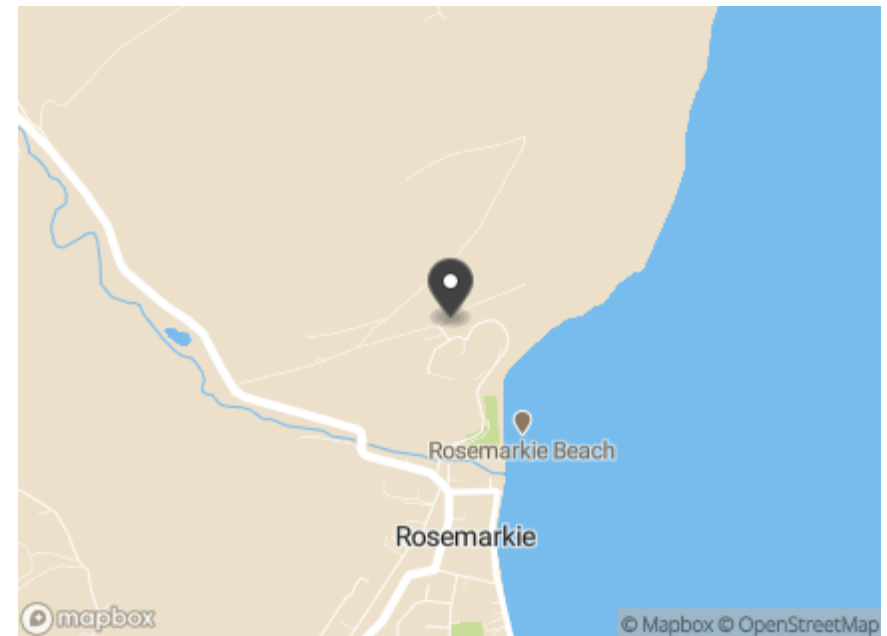






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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	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>		68	(55-68) <b>D</b>		62
(39-54) <b>E</b>	41		(39-54) <b>E</b>	39	
(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		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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