



Mackinnon Drive, Croy, IV2 5PD

**Offers Over £325,000**

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PROPERTY PROFESSIONALS



- Detached Two-Storey Modern Family Home
- Open-Plan Lounge/Dining Room With Stove
- Modern Kitchen With Two-Tone Cabinets
- Master Bedroom With En-Suite
- Separate Utility & Ground Floor Shower Room
- Roof Fitted With Photovoltaic Solar Panels
- Front Driveway With Off-Street Parking
- Perfect For Growing Families
- Timber Garden Room With Stove And Power
- Peaceful Village Setting

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**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)



This smart, detached family home offers modern comfort, attractive design and excellent indoor and outdoor living options in the heart of the peaceful village of Croy. Built approximately six years ago, the home benefits from LPG central heating, PV solar panels, tasteful contemporary finishes and a timber-framed garden room ideal for home working or as a year-round retreat.

A composite front door opens into a bright entrance vestibule, which leads directly into the main living and dining space. This spacious open-plan room is beautifully finished with solid wood flooring, neutral tones and a striking thistle-patterned feature wall. At the heart of the living area, a multi-fuel stove sits proudly on a black hearth, creating a warm and characterful focal point. To one end, there's ample room for a full-size dining table and chairs, positioned by a large window that fills the space with light. Fully glazed patio doors at the opposite end open to the garden, completing a versatile and welcoming setting for everyday living and entertaining.

Just off the dining area is the kitchen, featuring a stylish combination of white wall-mounted cabinets and deep blue floor-standing units, all fitted with traditional pull-cup handles. These offer generous storage space, ideal for keeping everything neatly organised. A built-in oven, hob and extractor fan are seamlessly integrated, while a compact breakfast bar provides a casual spot for a coffee or quick meals. The solid wood flooring continues from the living space, adding warmth and continuity while overhead spotlights ensure the room is always bright.

Next to the kitchen, the utility room offers further storage with glossy white cabinets, a second sink and space for laundry appliances beneath the dark grey worktop. A door from here leads to the garden. Just off the utility room is a smart and stylish ground-floor shower room. The walls are painted in a soft grey tone creating a calm, contemporary feel. A modern corner shower cubicle with black-framed edging and a rainfall shower head provides a striking focal point. There's a floating white basin and a close-coupled toilet, with a wall-mounted mirror and small frosted window helping to keep the space both bright and private. It's a clean, practical room that works perfectly for guests or everyday family use.

A carpeted U-shaped staircase rises from the main living space to the first-floor landing, which includes a cosy reading nook. The main bedroom is a generous double with soft green painted walls, a feature wall with checked wallpaper and a light-coloured carpet. A large built-in mirrored wardrobe offers ample storage and dual windows (including a rooflight) keep the space airy. The en-suite shower room is bright and neatly arranged, with a mains-fed shower in a cubicle lined with clean white wet-wall. A toilet and wall-mounted basin sit beneath a large mirror, with smart white tiling behind for a polished finish. A ceiling rooflight and recessed spotlights ensure the room feels light and inviting throughout the day.

The second bedroom is another spacious double with neutral painted walls, a light carpet and the same dual window arrangement. A wardrobe with mirror fronted sliding doors provides built-in storage and a radiator on the internal wall offers warmth.

The third bedroom is also a double, with a built-in cupboard, light grey painted walls and soft carpet. It shares the same window style as the other bedrooms and has space for both a bed and additional furniture.

The main bathroom features a full-size bath with an overhead shower and screen, surrounded by white square tiles. A built-in sink and toilet are positioned beneath a large mirror, with ceiling spotlights and a rooflight above providing a bright, fresh feel.

The home benefits from uPVC double-glazed windows throughout, including Velux-style rooflights on the upper floor, ensuring bright, energy-efficient spaces. Heating and hot water are provided by an LPG-fired boiler located in the utility room, powering a radiator-based central heating system. Four photovoltaic panels are installed on the roof, helping offset electricity usage.

The front garden has a stone wall boundary, with lawn on one side and a driveway on the other, offering off-street parking for multiple vehicles. To the rear and side, the gardens are enclosed by tall timber fencing and include a paved patio to the side (currently housing a hot tub), raised timber decking to the rear for outdoor dining and lots of plants, shrubs and flowers offering colour and variety through the seasons.

To the rear you'll also find a timber-framed garden room which includes a multi-fuel stove, power, lighting and sliding glazed doors. Painted in a neutral white, this versatile space is currently used as a home office but could equally serve as a hobby room, garden bar or creative retreat. An additional timber garden shed provides outdoor storage and there is also a neat log store for fuel.

This is a stylish home with plenty of attractive features, flexible spaces and strong modern efficiency making it ideal for families, remote workers or those looking to enjoy Highland living within easy reach of Inverness and Nairn. Early viewing is strongly advised so don't hesitate to contact Hamish Homes to book your private viewing today!

#### About Croy

Croy is a charming village between Inverness and Nairn, offering a peaceful rural lifestyle within easy access of city amenities. Surrounded by rolling farmland and stunning Highland scenery, Croy is an appealing choice for those looking to enjoy a quieter pace of life while staying well-connected to nearby towns.

The village itself offers essential amenities such as a local shop and a primary school which serves the community's young families. Inverness is only a short drive away, providing a range of supermarkets, healthcare facilities, restaurants and entertainment options. Nairn, a beautiful coastal town, is also close by and offers additional shopping and leisure activities, including golf courses and stunning beaches. Croy benefits from excellent transport links, with easy access to the A96, connecting it to Inverness, Nairn and further afield. Regular bus services run to both towns, and Inverness Airport is just a 10-minute drive away, making national and international travel convenient.

With its combination of rural charm, proximity to both city and coast and strong community spirit, Croy is an ideal location for those looking to buy a property in a tranquil yet well-connected Highland village.



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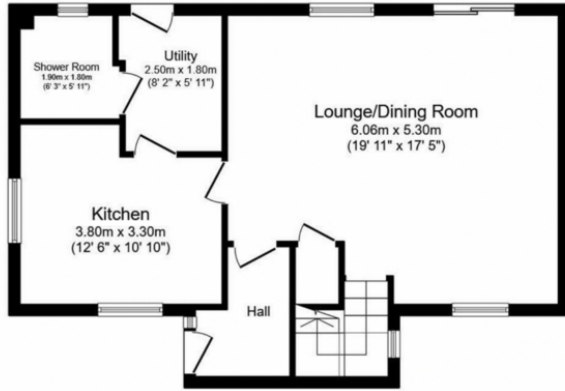


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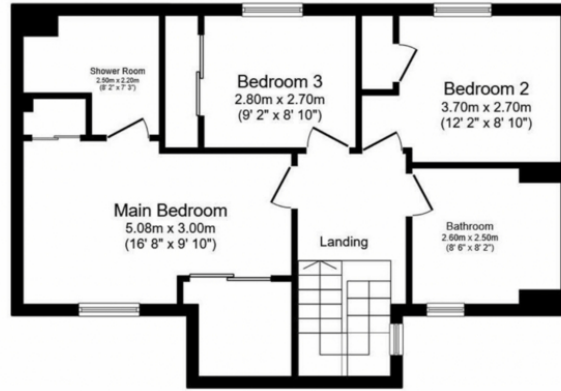
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 113 m<sup>2</sup>





**Ground Floor**



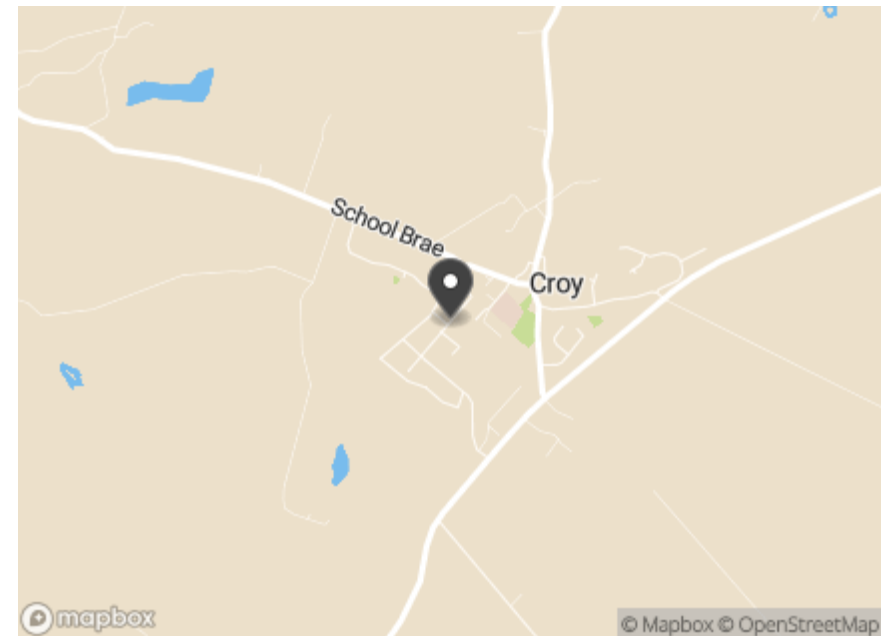
**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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