



Culloden Moor, Inverness, IV2 5EG

Offers Over £490,000

Hamish

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



Hamish
PROPERTY PROFESSIONALS



- Peaceful Setting Near Culloden Moor Village
- Extensive Parking On Gravel Driveway Frontage
- Flexible Ground Floor Fifth Bedroom Option
- Practical Utility, Boot Room & Ground Floor WC
- Double Glazed Windows And External Doors
- Detached Concrete Block Double Car Garage
- Four Double Bedroom With En-Suites
- Kitchen With Integrated Appliances
- Modern Oil-Fired Central Heating System
- Timber Store, Polytunnel And Hen Run

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



From its elevated setting on the edge of Culloden Moor, Rowanvale captures sweeping views across open countryside towards the River Nairn. This substantial detached home, built around twenty years ago, features generous internal rooms that's perfectly suited to family living. Surrounded by mature woodland and open fields, it feels wonderfully rural yet remains within easy reach of Inverness, the A9 and Inverness Airport. With a detached double garage, landscaped grounds, and a bright, versatile interior, Rowanvale is the perfect blend of country life and modern living.

The entrance hall sets a welcoming tone for the home, finished in crisp white with natural wood flooring that flows through to the adjoining spaces. There's room for coats and boots, making it a practical space and the layout leads easily into the rooms of the ground floor.

Moving through, the kitchen forms the heart of the home. This is a bright and spacious room fitted with an extensive range of solid wood cabinets. It provides generous storage and worktop space, complemented by smooth grey acrylic surfaces and a tiled splashback. Integrated appliances include an electric hob with extractor above, and a double built-in oven and microwave neatly stacked alongside. The stainless steel sink sits beneath a large window overlooking the rear garden, drawing in plenty of natural light, while recessed ceiling spotlights create a warm, balanced glow.

Adjoining the kitchen, the dining room sits to the rear of the home, ideal for both everyday family meals and relaxed entertaining. Surrounded by large picture windows on three sides, it enjoys beautiful open views across the surrounding countryside and woodland. French doors open directly onto the patio and garden, extending the living space outdoors in warmer months, while two large radiators ensure the room remains warm and inviting year round.

Flowing seamlessly from the dining room is the family room, which can also be reached from the hallway. It's a wonderfully bright and spacious area, with large windows drawing in daylight and offering enviable views. The layout allows for comfortable seating and even, as in situ, a piano and media area. Painted white walls and timber flooring, with a statement chandelier above, make the room feel elegant yet relaxed.

Returning to the hallway, the utility room is a practical and well equipped workspace. Fitted with a range of base and wall cabinets and complemented by tiled splashbacks, it includes plumbing for both a washing machine and tumble dryer. A stainless steel sink is on hand while a rear door provides easy outdoor access, ideal for laundry days.

A separate internal hall on the opposite side of the ground floor leads to the first bedroom. The room is decorated in cool blue tones with fitted dark grey carpet underfoot. Across one wall are mirrored sliding wardrobes which provide generous storage. There's space for a double bed and additional furniture, making it ideal as a main bedroom or guest suite. The adjoining en-suite bathroom is fitted with a toilet, wash basin set within a vanity unit, and a full size bath with a shower screen and Mira Sport electric shower over. Finished with wetwall panelling, modern fittings and a practical layout, it provides a clean and functional space for everyday use.

Across the hallway, currently arranged as an additional sitting room, is a flexible space that could also serve equally well as a fifth bedroom if desired. Set to the front of the property, it benefits from large windows that frame far reaching countryside views and fills the room with natural light. Finished with timber flooring and neutral decor, it provides a calm and inviting atmosphere. The layout easily accommodates both a seating area and a dining nook, making it an ideal multi use room for family relaxation, guest accommodation or home working, depending on requirements.

The boot room is another thoughtful addition. With hanging hooks, shelving, and space for footwear or storage benches, it keeps the main living areas tidy and organised. A window adds light to the space and the layout makes it perfect for everyday use in a rural home.

Completing the ground floor is a neat WC fitted with a modern white set of a pedestal sink and toilet. A frosted window and neutral decor keeps the space feeling bright and fresh.

Moving up to the attic floor, three en-suite bedrooms complete the accommodation, each designed to take advantage of the elevated outlook and natural light that floods through their dormer and roof windows.

Bedroom two is generous, painted with white neutral walls with French doors opening onto a private balcony. From here, sweeping countryside views create a peaceful backdrop, an ideal spot for morning coffee or a quiet moment outdoors. The room's dimensions accommodate a double bed and additional furniture, while its en-suite shower room includes a corner shower enclosure, pedestal basin and toilet, all brightened by a rooflight above.

Bedroom three mirrors the same calm, airy feel, featuring its own French doors that open to a Juliet balcony overlooking the surrounding fields. Finished in white, it provides plenty of space for furniture, with built-in storage neatly integrated by the door. The adjoining en-suite also features a corner shower, pedestal basin, toilet and rooflight, continuing the home's clean, consistent design.

Bedroom four is slightly smaller in scale but equally bright and appealing. Its wide window captures open views across the countryside. The en-suite shower room, finished in a soft blue, includes a shower cubicle, basin and toilet, all naturally lit by a skylight.

Windows and external doors are PVC double glazed throughout. Central heating is supplied by an external oil-fired boiler, distributing warmth via a network of radiators. Domestic hot water is provided by the premier heating system, conveniently housed in a landing cupboard.



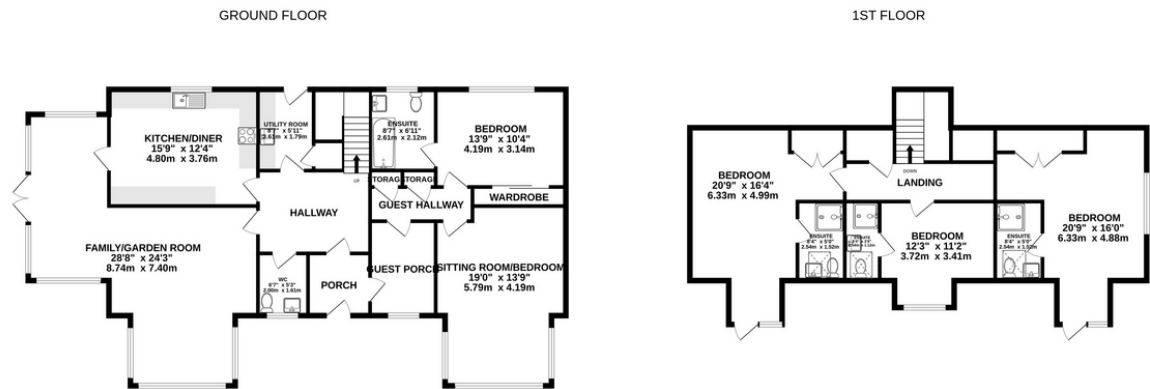
 5

 3

 2

 208 m2





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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C	76	80	(69-80) C	72	74
(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			Not environmentally friendly - higher CO ₂ emissions		
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