

12 MACLEOD GARDENS, CROY, INVERNESS IV2 5JT

Offers Over £425,000



This impeccably maintained four-bedroom detached home boasts spacious interiors, excellent storage solutions, and elegant design touches throughout. Perfect for families in search of comfort, room to grow, and everyday convenience.

R&R Urquhart LLP



Set within the peaceful and thriving village of Croy, The Cusp Scotia home is a superbly designed four-bedroom detached property combining modern elegance with practical family living.

The ground floor welcomes you with a spacious vestibule featuring coat storage and a dedicated cupboard housing the electrics and solar panel equipment. From here, step into the expansive triple-aspect lounge, a bright and

inviting space that overlooks the garden and offers plenty of room for relaxation and entertaining.

The heart of the home is the stunning kitchen-dining area, fitted with contemporary grey units, off-white quartz worktops, and a tiled splashback. High-end appliances include an AEG conventional and combination oven tower, Smeg fridge freezer, dishwasher, induction hob, and extractor hood. A black composite sink sits beneath the window, while the quartz breakfast bar allows for some informal dining space along with ample space for a more formal dining table and chairs. Perfect zones creating a pleasant setting for family meals and social gatherings.

Adjacent to the kitchen is a well-appointed utility room with storage units matching the kitchen, a stainless steel sink, and space for a washing machine. This leads to a stylish cloakroom with WC, half pedestal wash basin, and a cupboard with tumble dryer space and slatted shelving for linen.

The entire ground floor is laid with durable wood-effect Karndean flooring, adding warmth and continuity to the living spaces.



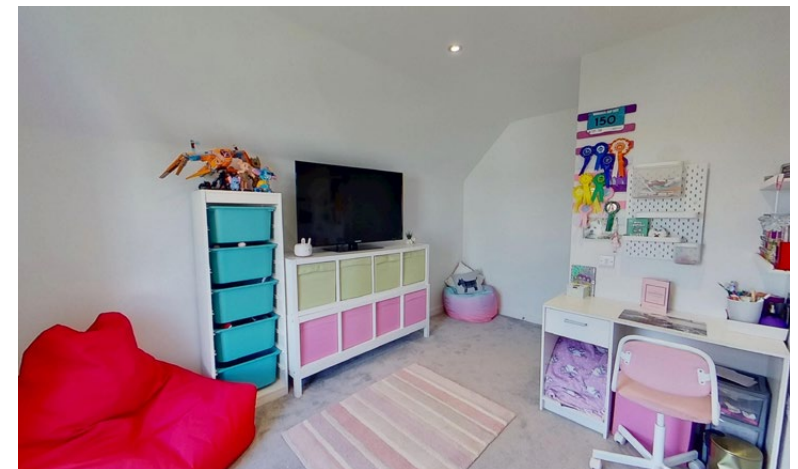
A carpeted staircase with half landing leads to the first floor where the home continues to impress with four bright and spacious double bedrooms, three with built-in storage. The master suite boasts beautiful countryside views, a walk-in dressing closet, and a chic en-suite shower room featuring a large shower cubicle housing a mains fed Bristan shower, vanity shelf with full-length mirror above, a WC and wash hand basin.

The desirable family bathroom offers a bath with mains-fed shower above, along with a WC and wash hand basin set below a vanity shelf with full length mirror above. Sea green ceramic tiling to the walls creates a calming setting.

Soft light grey carpeting enhances the comfort of the upper floor, with vinyl flooring in the bathrooms for practicality.

Outside, the rear garden is a tranquil haven, fully enclosed and newly landscaped with attractive planting, a patio area, and a charming corner arbour for outdoor seating. A shed and discreet bin storage area add functionality, while the open fields beyond provide a perfect backdrop for dog walks and countryside strolls. The front garden features a lawn with hedging and ample loc bloc parking leading to a single garage, currently set up as a fitness space and laid with Karndean flooring.

The property is located within easy commuting distance of Inverness, Nairn, and Inverness Airport, and close to a well-regarded local primary school. Croy also benefits from a popular café on the edge of the development, whilst the new town of Tornagrain, closeby, offers a pharmacy, a well-stocked convenience store, café and a pre-school children's nursery.





Approx. Dimensions

Living	6.21m x 5.31m
Dining/kitchen	5.31m x 4.39m
Utility	3.25m x 2.07m
WC	2.07m x 1.94m
Bathroom	2.50m x 2.00m
Bedroom 1	3.95m x 3.40m
Bedroom 2	4.02m x 2.50m
Bedroom 3	4.02m x 2.70m
Bedroom 4	3.37m x 2.35m
En Suite	2.20m x 1.80m

Extras Included

Fitted floor coverings, blinds, shed, arbour, 2 x ovens, fridge freezer, dishwasher, hob.

Heating	Calor LPG central heating
Double Glazing	uPVC double glazing
Council Tax	Band F
EPC Rating	Band C
Gas	LPG
Electricity	Mains
Water	Mains
Drainage	Mains





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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