

# 17 Heathfield

CROY, HIGHLAND, IV2 5FP



*A delightful two-bedroom semi-detached bungalow,  
located in a quiet residential cul-de-sac just 10  
miles outside of Inverness city centre*



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Welcome to 17 Heathfield in Croy, Inverness – your potential new home in a sought-after residential cul-de-sac.  
This delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and convenience.

# THE LOUNGE



Step into the spacious lounge, a haven for relaxation with family or an ideal space for entertaining guests.



# THE KITCHEN



The well-appointed kitchen, complete with free-standing white goods, ensures culinary adventures are a breeze. A conveniently located door leads to the rear garden, seamlessly connecting indoor and outdoor living.



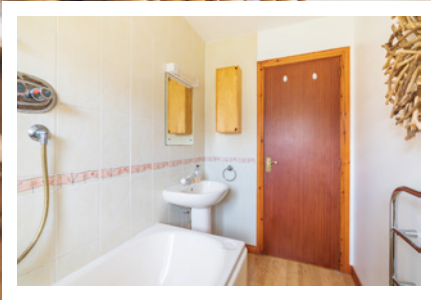




The property boasts two generously sized double bedrooms, providing ample space for personal retreats. The family bathroom features a shower over the bath suite, combining style with functionality.

The property has ample storage space for all of the family's belongings, with a large hallway storage cupboard and part boarded loft with a fitted ladder.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





Outside, discover the charm of 17 Heathfield. A front garden welcomes you, while the expansive driveway accommodates multiple cars, leading to a single garage for added convenience. The rear garden is a green oasis, primarily laid to lawn, complemented by a practical shed.

The house is also conveniently located with woodland walks on your doorstep, taking you in one direction to the River Nairn, and in the other direction to Kilravock Castle.

This residence is not just a home; it's a lifestyle. Enjoy the tranquillity of a peaceful cul-de-sac, coupled with the practicality of a well-designed space.

## EXTERNALS & VIEW

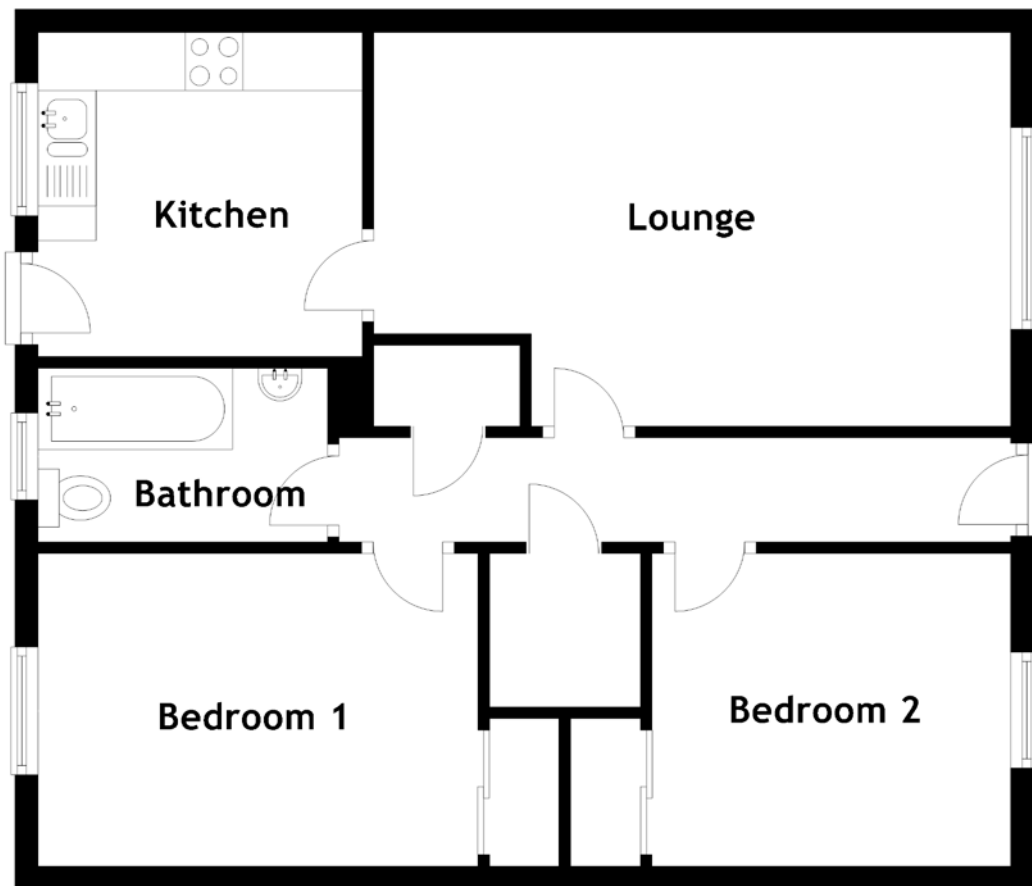








# FLOOR PLAN, DIMENSIONS & MAP

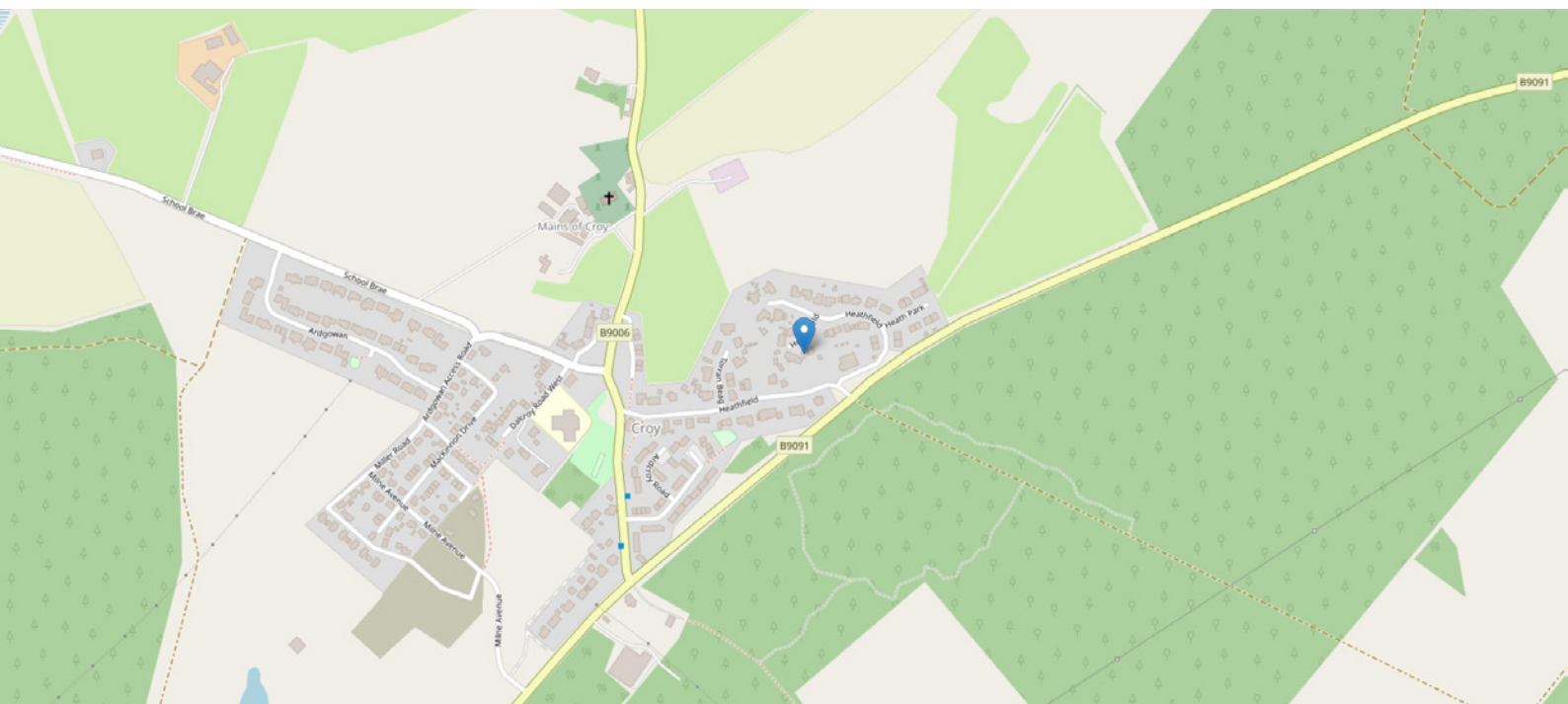


Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.40m (11'2")
Kitchen	2.80m (9'2") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.50m (4'11")

Bedroom 1	3.80m (12'6") x 2.70m (8'10")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

Discover the charm of this delightful bungalow nestled on a quiet cul-de-sac in the coveted locale of Croy, only 8 miles from Nairn with its beautiful white sandy beach and a multitude of cafes and lovely places to eat such as the Sundancer. The property is just 10 miles outside of Inverness, the Capital of the Highlands, as well, and so conveniently situated for easy access to the A9 and A96 trunk roads, as well as Inverness Airport, this residence seamlessly blends tranquillity.







Inverness, a city recognised as one of the fastest-growing in Europe, awaits just a short distance away. Boasting a myriad of attractions, facilities, and the essentials of a thriving urban environment, Inverness provides an array of retail parks, supermarkets, cultural venues, educational institutions, entertainment options, and top-notch medical facilities. The city is excellently connected by road, rail, and air, facilitating travel to other UK and overseas destinations.

Immerse yourself in the outdoor paradise of the Scottish Highlands, easily accessible from Inverness. The year-round sports playground of The Cairngorm National Park beckons adventure enthusiasts, while the rugged beauty of the North-West Highlands, often hailed as the last great wilderness in Europe, unveils some of Scotland's most breathtaking beaches and mountains.

For golf enthusiasts, iconic courses like Nairn and Castle Stuart are just a short drive away, ensuring that leisure and recreation are always within reach. Embrace the unique blend of suburban tranquillity and urban convenience



  
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