

7 School Brae

CROY, INVERNESS, HIGHLAND, IV2 5PB



A stunning 4-bed, 3-bath detached home with panoramic countryside and Moray Firth views



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Welcome to 7 School Brae, a stunning detached home in the much-sought-after village of Croy, Inverness. This exceptional 4-bedroom, 3-bathroom property offers panoramic views over the countryside and the Moray Firth, making it an ideal choice for those seeking both luxury and tranquillity.

THE LOUNGE



The home has seen several recent improvements by the current owner, including the installation of solid oak flooring throughout the downstairs and a striking £5,000 wood-burning fireplace in the lounge. This room, with its cosy atmosphere, is further enhanced by a bay window that perfectly frames the gorgeous views. The ground floor then flows into the dining room and then into a sunroom, an inviting space perfect for enjoying a quiet morning coffee or a good book.

THE DINING ROOM



THE SUN ROOM



THE KITCHEN



The kitchen is well-equipped with integrated appliances and offers ample space for cooking and entertaining, with a separate utility area providing direct access to the large double garage.

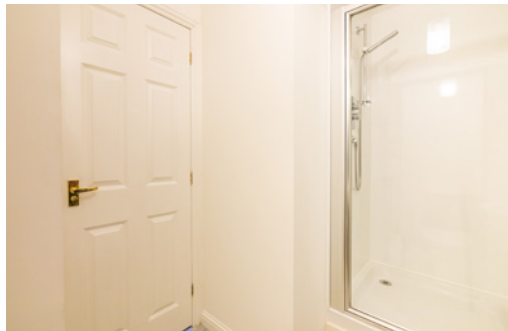


THE UTILITY



A ground-floor double bedroom with an en suite shower room ensures comfort for guests, while a separate WC in the hallway adds extra convenience.

BEDROOM 4



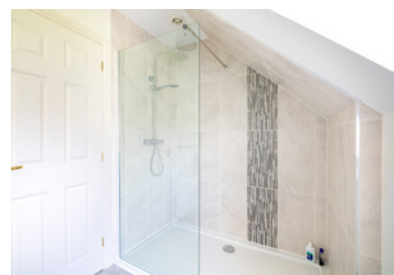


Upstairs, the primary bedroom features a newly installed en suite shower room, creating a private sanctuary. Two additional bedrooms and a family bathroom, complete with a bath suite and overhead shower, offer ample space for family and visitors alike.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

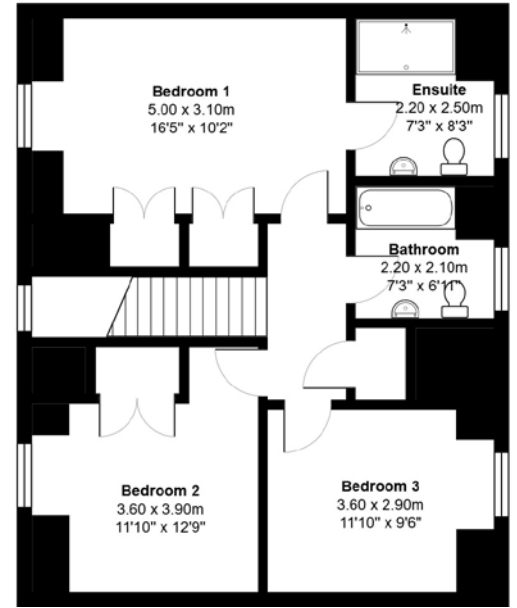
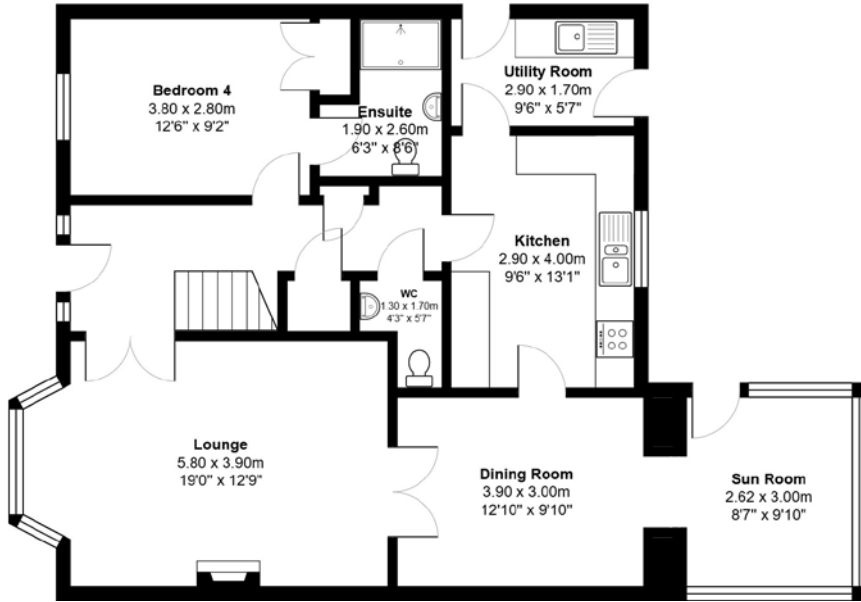


Externally, the property boasts a southwest-facing rear garden with a shed, perfect for enjoying sunny afternoons. The front of the home offers parking for multiple cars, a double garage, and a well-maintained garden that captures the stunning panoramic views.

EXTERNALS

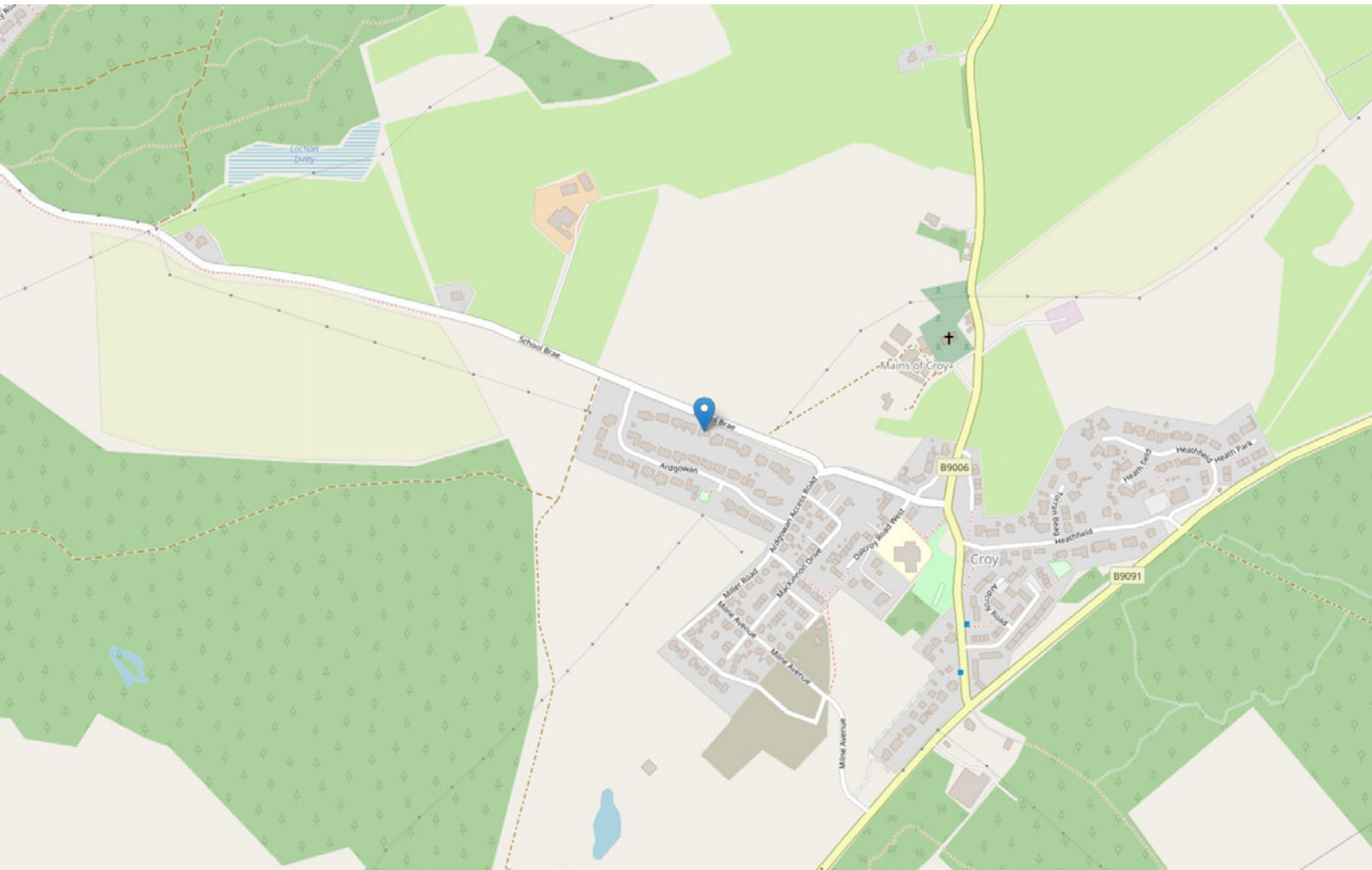


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 151m²
EPC Rating: D



THE LOCATION

Nestled in the charming village of Croy, this property enjoys a prime location adjacent to the beautiful Kilravock Estate, where endless walks along the River Nairn await. The nearby village of Tornagrain is easily accessible via a footpath and offers a general store, a delightful coffee shop, a bakery, and a pharmacy. Croy itself is home to another lovely coffee shop, making it easy to enjoy a warm drink close to home.

Just 8 miles away, the coastal town of Nairn boasts stunning white sandy beaches and a variety of dining options, including the popular Sundancer restaurant. Golf enthusiasts will appreciate the proximity to iconic courses such as Nairn and Castle Stuart, ensuring leisure and recreation are always within reach.

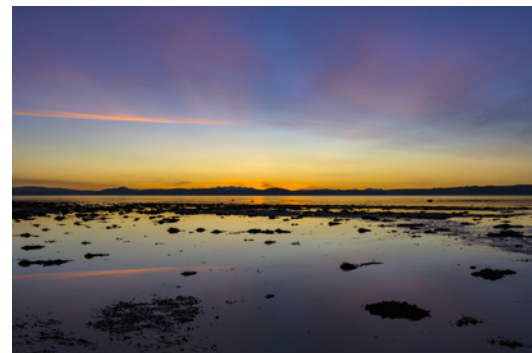




Families will find Croy village school almost on the doorstep, with secondary education provided at Culloden Academy, easily reached by school bus. For commuters, Dalcross Railway Station, Inverness Airport, and the main A96 Inverness to Aberdeen road are all within easy reach. Inverness Airport offers daily flights to and from London Gatwick, making travel convenient.

Inverness City, just a 15-minute drive away, is one of Europe’s fastest-growing cities. It offers a wide array of retail parks, supermarkets, cultural venues, educational institutions, and entertainment options, as well as top-notch medical facilities.

For outdoor enthusiasts, the Scottish Highlands provide an unrivalled natural playground. The Cairngorms National Park is a year-round sports haven, while the rugged North-West Highlands reveal some of Scotland’s most breathtaking beaches and mountains, known as the last great wilderness in Europe.



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