



Whitecroft, 4, Kinkell, Dingwall,  
Inverness, Highland IV7 8AR







## Summary

Impressive 4 bedroomed detached bungalow set within the beautiful countryside of the rural hamlet of Easter Kinkell, Conon Bridge, Dingwall. Situated on a large plot extending to 0.9 of an acre with stunning views of the surrounding hills and fields, this established home offers peaceful and secluded country living whilst only being a short drive to local amenities. The current owners renovated and extended the property to provide flexible living accommodation, adding a separate generous garage/storage space and installing PV solar panels with battery storage for energy efficient living, making it ideal for young families and couples alike.

## Features

- Impressive 4 bedrooms detached bungalow in semi - rural location
- Panoramic views to Strathconon and Wyvis Range
- Renovated and extended to provide spacious flexible accommodation
- Lounge, Kitchen/Dining , principal ensuite, bathroom and utility
- Situated on almost 1 acre plot with 114sq meter garage
- Oil CH, DG and PV solar panels with storage battery
- EPC Band C.
- Floor Area: 172m<sup>2</sup>

## Room Measurements

Lounge: 5.84m x 3.48m (19' 2" x 11' 5")  
 Kitchen: 3.51m x 5.55m (11' 6" x 18' 3")  
 Dining Family Room 4.56m x 2.98m (15' 0" x 9' 9")  
 Principal Bedroom: 3.98m x 4.49m (13' 1" x 14' 9")  
 En-Suite: 1.97m x 3.23m (6' 6" x 10' 7")  
 Bedroom: 2: 4.62m x 2.98m (15' 2" x 9' 9")  
 Bedroom 3: 3.14m x 3.24m (10' 3" x 10' 8")  
 Bedroom 4: 3.03m x 4.60m (9' 11" x 15' 1")  
 Bathroom: 3.84m x 2.00m (12' 7" x 6' 7")  
 Utility Room: 3.59m x 1.89m (11' 9" x 6' 2")  
 Vestibule/Porch: 2.22m x 2.24m (7' 3" x 7' 4")





0.9 of an acre plot with Panoramic  
views











Impressive family home with flexible  
living  
accommodation

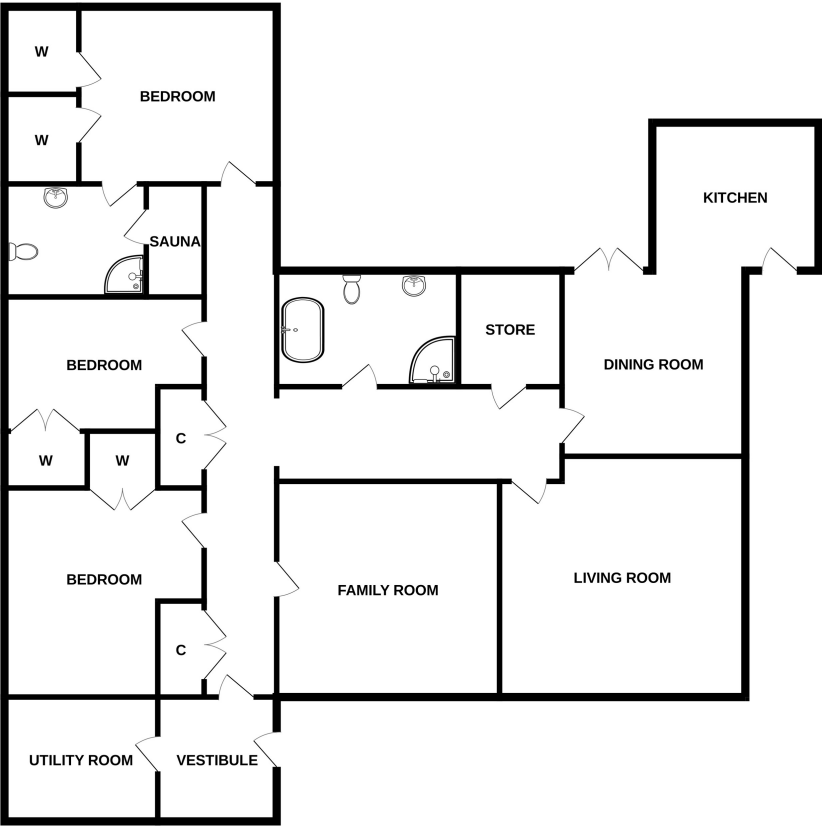






# Floorplan

## GROUND FLOOR



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.  
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
[montroseea@thorntons-law.co.uk](mailto:montroseea@thorntons-law.co.uk)

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0131 297 5980  
[edinburghea@thorntons-law.co.uk](mailto:edinburghea@thorntons-law.co.uk)

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
[cuparea@thorntons-law.co.uk](mailto:cuparea@thorntons-law.co.uk)

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
[arbroathea@thorntons-law.co.uk](mailto:arbroathea@thorntons-law.co.uk)

### PERTH

7 Whitefriars Crescent, Perth, PH2  
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[perthea@thorntons-law.co.uk](mailto:perthea@thorntons-law.co.uk)

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16  
9UR  
01334 474200  
[standrewsea@thorntons-law.co.uk](mailto:standrewsea@thorntons-law.co.uk)

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
[forfarea@thorntons-law.co.uk](mailto:forfarea@thorntons-law.co.uk)

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19  
2DA  
0131 663 7135  
[bonnyriggea@thorntons-law.co.uk](mailto:bonnyriggea@thorntons-law.co.uk)

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