

Galbraith



14 CRADLEHALL MEADOWS
INVERNESS



14 CRADLEHALL MEADOWS, INVERNESS.

A substantial detached villa, occupying a generous plot in a sought after development.

City Centre 3 miles. ■ Inverness Airport 8 miles.

- Three Reception Rooms. Five Bedrooms.
- Comfortable and versatile accommodation.
- Well-presented and in walk-in condition.
- Detached double garage.
- Low maintenance garden grounds.

About 0.19 hectares (0.47 acres) in all.

Offers Over £550,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**





SITUATION

Cradlehall Meadows is a development of executive properties located off Caulfield Road North in the popular Cradlehall area of the city, well placed for access to both the A9 and the A96 and within close proximity of a number of major employers including the University of the Highland and Islands, Lifescan (Scotland) and Raigmore Hospital. Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. The surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife which, together, all enhance the natural beauty of the area. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe.

DESCRIPTION

Built to a high standard by Cameron Patterson Homes in 2004, 14 Cradlehall Meadows is a detached, executive property which has been well maintained by the current owners who have lived in the property for approximately 15 years. Occupying an enviable plot within the development this sale presents the opportunity to purchase a family sized home in a sought after location which rarely come to the market. The accommodation is versatile in nature, comfortable, well-presented and includes a sitting room with living flame gas fire, a formal dining room and a kitchen/diner with conservatory off that gives access to the secluded rear garden. Four of the five bedrooms can be found on the first floor with three having fitted wardrobes and the principal bedroom also having an en-suite bathroom. The property has ample storage provisions and the fifth bedroom holds potential to be used as a home office.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Hallway. WC. Kitchen/Diner. Utility Room. Conservatory. Dining room. Sitting Room. Bedroom.

First Floor - Landing. Family Bathroom. Bedroom with en-suite Bathroom. Three further Bedrooms.

GARDEN GROUNDS

The property is situated centrally within a generous plot that extends to approximately 0.47 acres. It is accessed via the public road, a block paved driveway that provides ample space for off street parking for multiple vehicles leading to the detached double garage. Despite the size the gardens are low maintenance being laid to lawn with the rear garden incorporating a seating area laid to patio. The rear garden is fully enclosed, bounded by timber fencing and walling providing shelter and privacy.

OUTBUILDINGS

Detached Double Garage

5.8 m x 5.6m

With two up and over electric doors, power and lighting.

Timber Shed

3.6m x 2.4m

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | EPC | Tenure |
|-------|----------|---------|-------------|-----------|--------|----------|
| Mains | Mains | Gas | Band F | Available | Band C | Freehold |

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/pasta.frog.runs>

MOVEABLES

All carpets, fitted floor coverings, curtains and blinds are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV2 5GD

SOLICITORS

Munro & Noble Solicitors
47 Church Street
Inverness
IV1 1HX

2017 ANTI MONEY LAUNDERING REGULATIONS

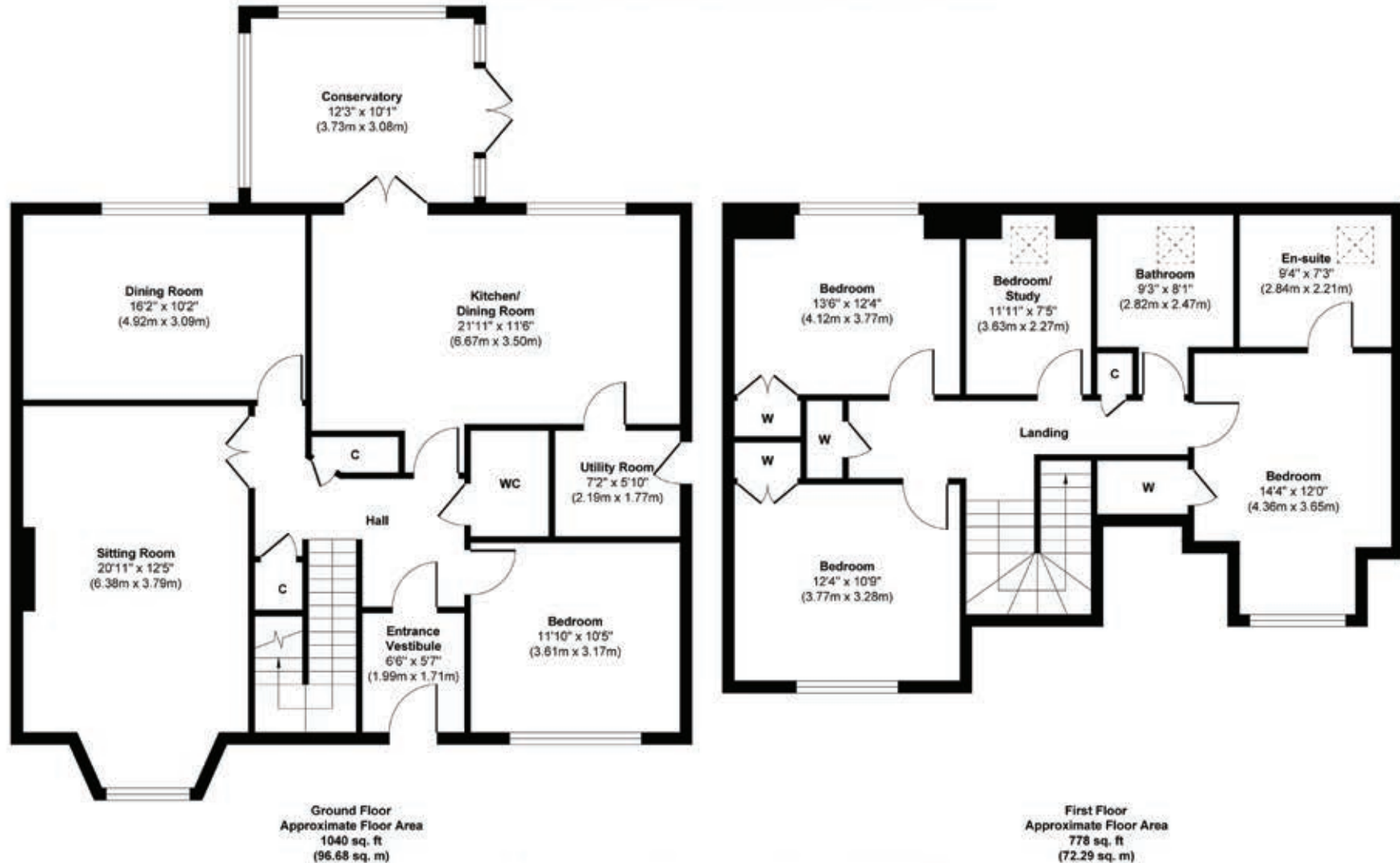
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.



14 Cradlehall Meadows, Inverness, IV2 5GD



Approx. Gross Internal Floor Area 1818 sq. ft / 168.97 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in May 2023





Galbraith



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