



APARTMENT 39, HEDGEFIELD HOUSE
CULDUTHEL ROAD

Galbraith



APARTMENT 39, HEDGEFIELD HOUSE CULDUTHEL ROAD

A two bedroom, top floor, executive apartment within walking distance of the city centre.

City centre 0.7 miles ■ Airport 9 miles

- One Reception Room. Two Bedrooms.
- Well-presented top floor executive apartment with lift access.
- Established communal garden grounds.
- Residents parking.
- Within walking distance of the city centre.

Offers Over £295,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com





SITUATION

The Hedgefield Apartments are situated in the popular residential area of Culduthel, just a fifteen minute walk from the city centre. Local amenities found at Kingsmills include a general store with post office, a bakers, a chemist, a delicatessen, cafes, hotels/restaurants and Crown Primary School. Secondary schooling is provided at Millburn Academy. Inverness has all the facilities of a thriving modern city, while the mix of old and new has allowed it to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport offers regular flights to the south and Europe.

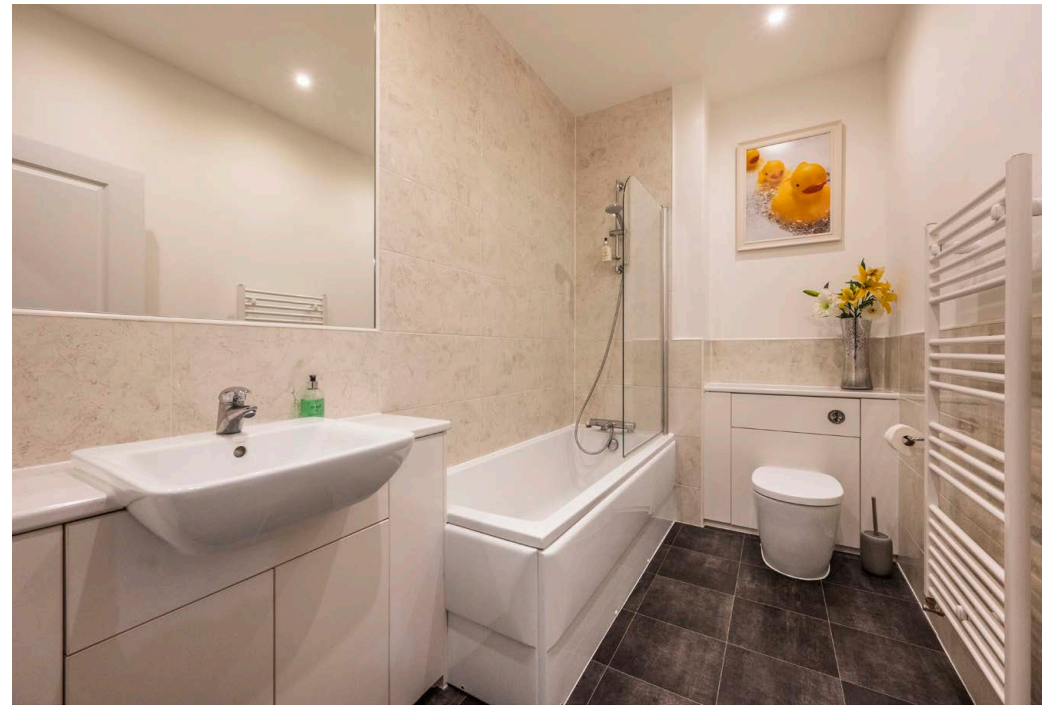
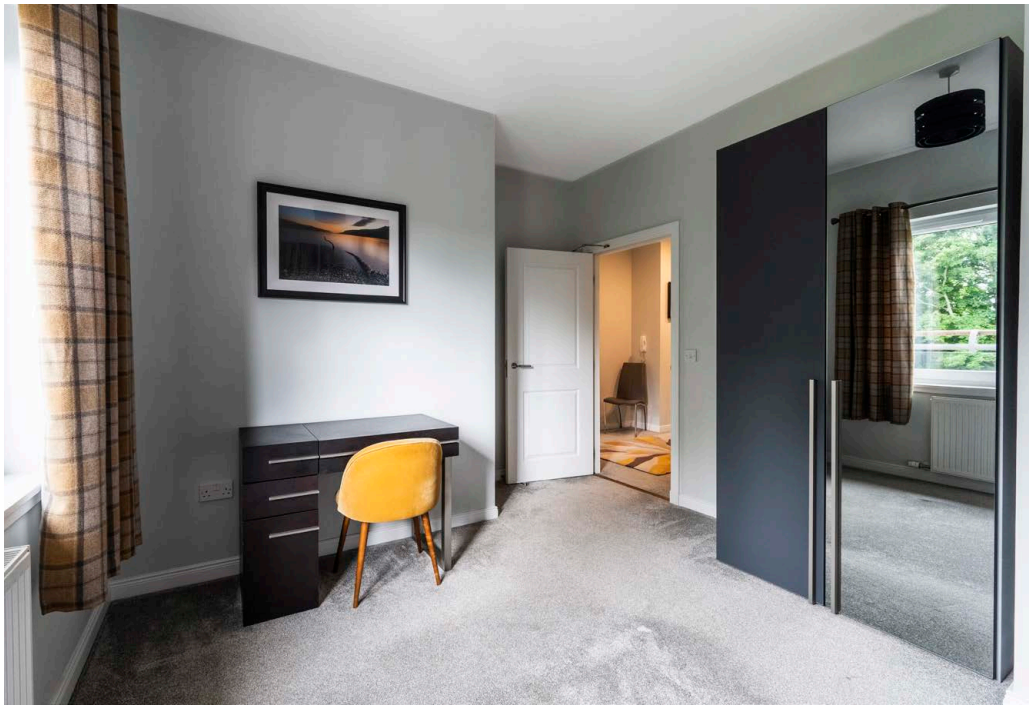
DESCRIPTION

Apartment 39, a top floor, modern, executive apartment is located in an enviable position within the development enjoying views over the well-tended communal garden grounds. The property which was built by Tulloch Homes in 2016 and which has had one owner, is in walk-in condition and would suit a variety of potential purchasers including those looking for a property with long term or holiday let potential. The light filled sitting room has glazed double doors to a Juliet balcony from which the views can be enjoyed and has sliding doors to the fitted kitchen with integral appliances including microwave, electric oven, slimline dishwasher, washer dryer and fridge freezer. Both bedrooms are well-proportioned with the principal bedroom having a fitted wardrobe and an en-suite shower room. Located off the communal landing, to which there is stair and lift access, is a secure cupboard/bike store shared with the neighbouring apartment.

ACCOMMODATION

Entrance Vestibule. Hallway. Bathroom. Sitting Room. Kitchen. Bedroom. Principal Bedroom with en-suite Shower Room.





GARDEN GROUNDS

The apartments sit within generous, established communal garden grounds that are mainly laid to lawn and fringed with mature deciduous trees. A tarmac driveway leads to ample residents parking to the rear of the block.

ADDITIONAL INFORMATION

A factoring fee of approximately £120 per month covers building insurance, maintenance and lighting of the communal areas, lift maintenance and upkeep of the garden grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Gas	Band E	Available*	Available*	Band B	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/paused.trails.quiet>

MOVEABLES

All carpets, fitted floor coverings, curtain 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 4FN

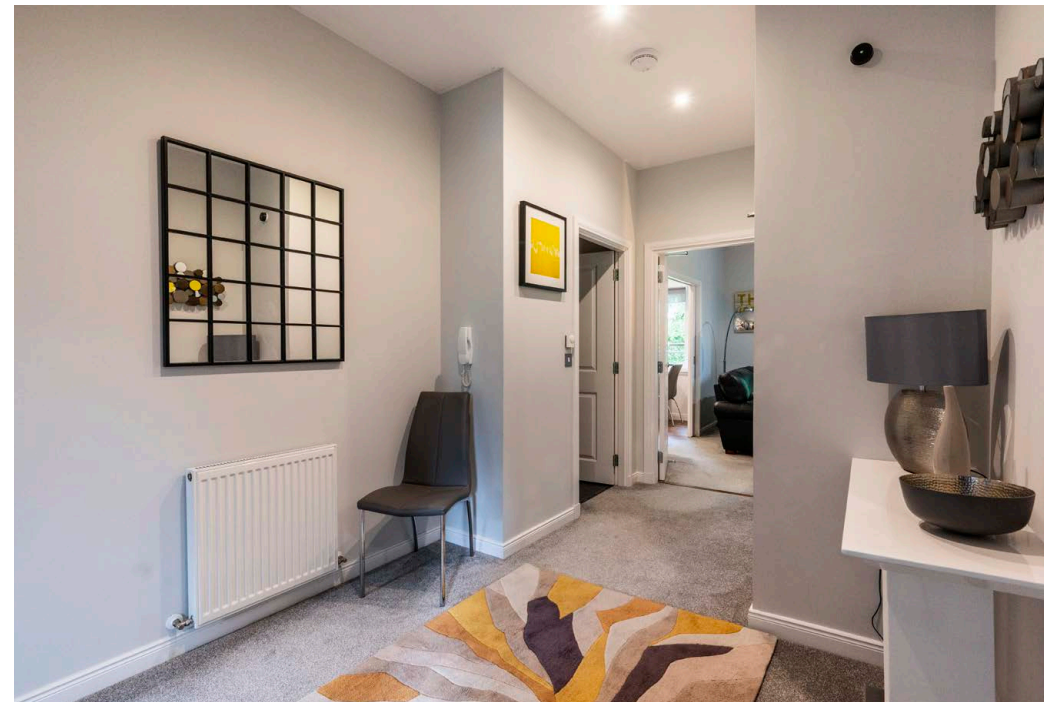
SOLICITORS

Ledingham Chalmers
York House
20 Church Street
Inverness
IV1 1ED

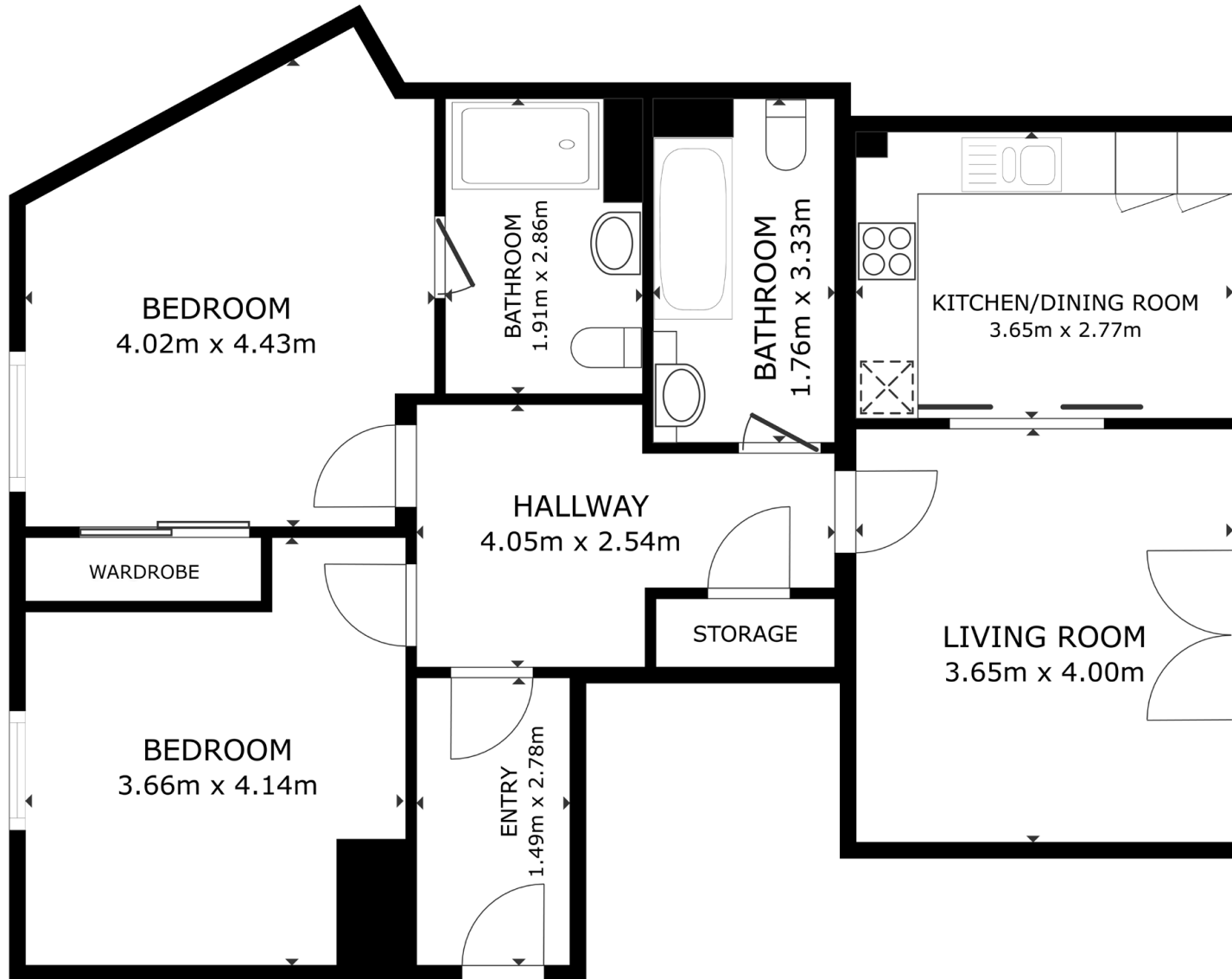
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



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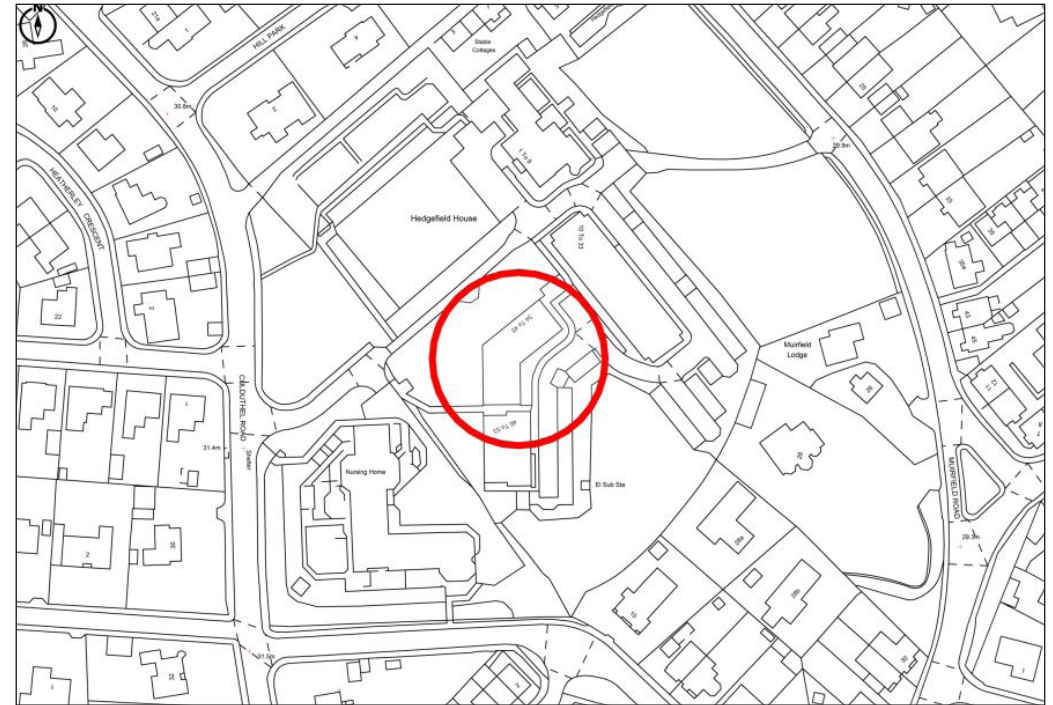
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 84.1 m²
TOTAL : 84.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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 sale 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.





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