

Galbraith



6 SANDALWOOD AVENUE
MILTON OF LEYS, INVERNESS



6 SANDALWOOD AVENUE, MILTON OF LEYS, INVERNESS

A detached, executive property in a popular residential area of the city.

Inverness City Centre 3 miles. ■ Inverness Airport 10 miles.

- Three Reception Rooms. Five Bedrooms.
- A spacious detached villa.
- Energy efficient.
- Easily maintained garden.
- Integral garage.
- Useful cabin with home office potential.

About 0.1 hectares (0.24 acres) in all.

Offers Over £585,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



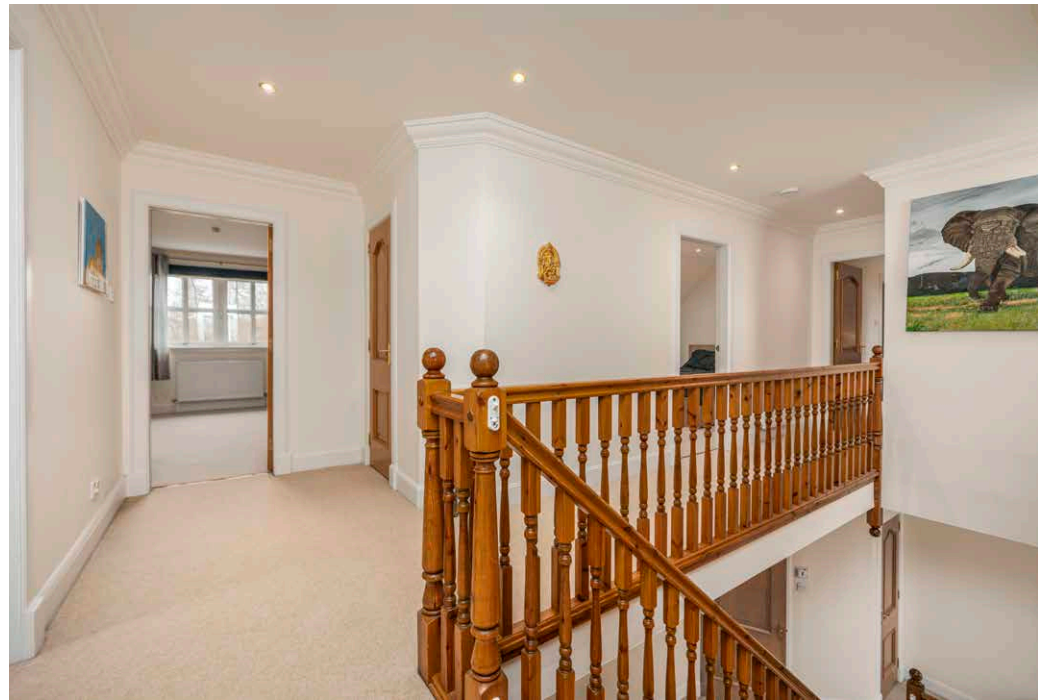
SITUATION

Sandalwood Avenue is located in the popular Milton Of Leys area of Inverness approximately 3 miles southeast of the City Centre. Local amenities include primary school, with a convenience store, a chemist and take away restaurants, all within walking distance. 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, less than a twenty minute drive away, offers regular flights to the south and Europe.

DESCRIPTION

No 6 Sandalwood Avenue was built by Cameron & Patterson Homes to an exacting standard in 2006 and has been under the same ownership since new. A detached, executive property, located in a cul-de-sac development of 15 similar properties, this sale presents the opportunity to purchase a quality family sized home in a sought-after location, close to the local amenities. The west facing aspect results in a bright, light filled interior designed with accessibility in mind with a ramped access to the rear, bedrooms on both floors and with a ground floor shower room. The dual aspect sitting room has a living flame gas fire, and an open plan dining kitchen/family room has a sunroom off which takes advantage of the property's orientation.





There are ample storage provisions throughout the house, with all bedrooms having fitted wardrobes and the principal bedroom having a walk-in wardrobe. 6 Sandalwood Avenue is highly energy efficient having triple glazing, high levels of insulation and roof mounted solar photovoltaics panels providing electricity to the property and feeding directly into the grid.

ACCOMMODATION

Ground Floor – Entrance Hall. Shower Room. Bedroom. Sitting Room. Dining Room. Open Plan Dining Kitchen/Family Room. Sunroom. Rear Vestibule. Utility Room.

First Floor – Landing. Principal Bedroom with en-suite Shower Room and Dressing Room. Bedroom with en-suite Shower Room. Two further Bedrooms. Bathroom.

GARDEN GROUNDS

The property occupies a plot extending to approximately 0.24 acres in all. The garden to the front has a block paved driveway and has areas of grass with flowerbed borders stocked with a variety of shrubs. The rear garden, bounded by wooden fencing, walling and railings, is mainly laid to grass, with gravelled seating areas, a composite deck with remote controlled LED lighting, and a patio adjacent the sunroom. Sited within the rear garden is a timber shed and a timber cabin which holds potential to be used as a home office.

OUTBUILDINGS

Garage

6.0m x 5.9m

Integral to the property with power, lighting, electric up and over door. Subdivided to form:

Boiler Room/Store

2.35 m x 2.7m

Timber Shed

3.0m x 2.42m

Timber Cabin

6.9m x 3.9m

Double glazed, with power and lighting.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Gas	Band G	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/folk.proven.merely>

MOVEABLES

All carpets, fitted floor coverings, curtains, blinds, fridge freezer, washing machine and tumble dryer are included in the sale. Further items may be available by separate negotiation. The property will be sold as seen.

OTHER NOTES

Please note the property is now unfurnished and sold as seen.

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 6GR

SOLICITORS

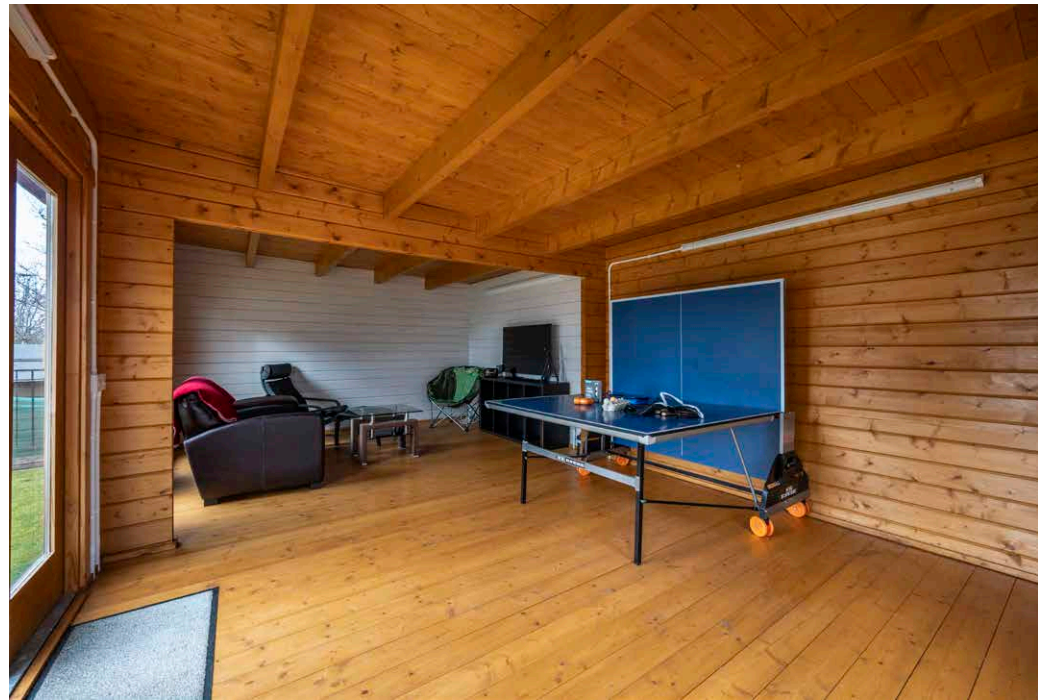
Harper Macleod LLP
Inverness Office
Alder House
Cradlehall Business Park
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ANTI MONEY LAUNDERING (AML) REGULATIONS

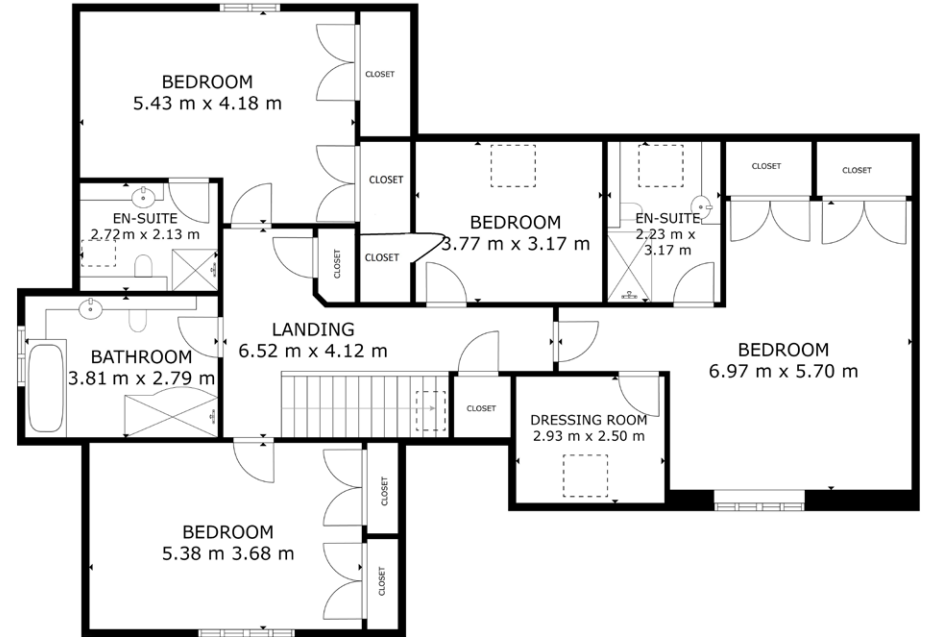
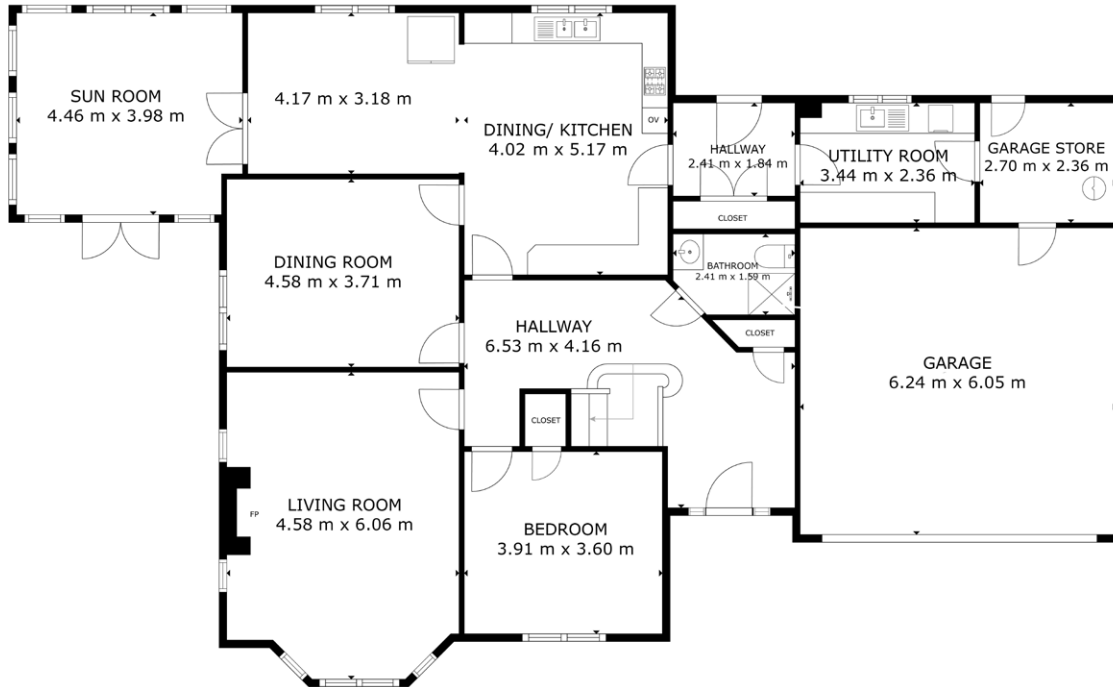
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





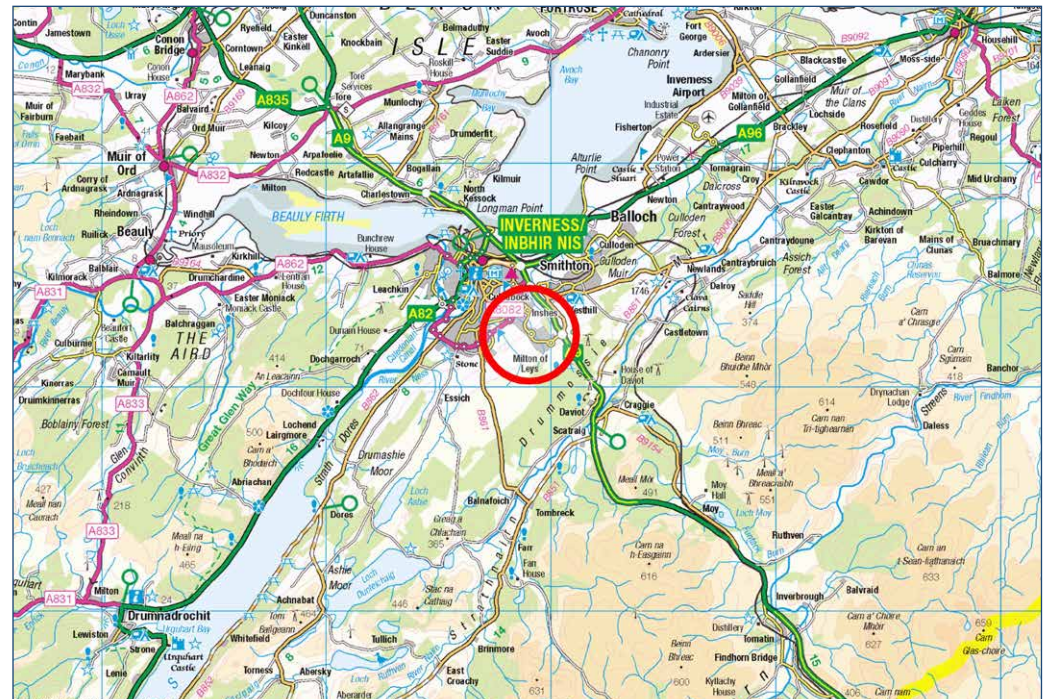
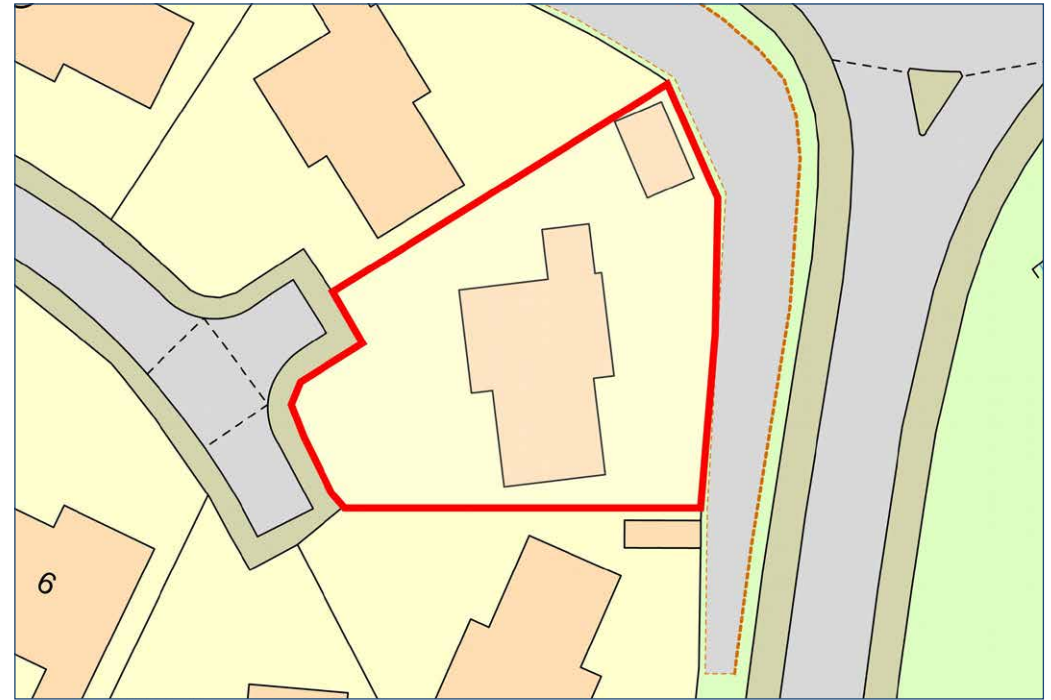
6, SANDALWOOD AVENUE, INVERNESS IV2 6GR



GROSS INTERNAL AREA
FLOOR 1: 160 m², FLOOR 2: 148 m²
TOTAL: 308 m²
EXCLUDED AREA: GARAGE: 37 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 March 2025.





Galbraith



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