



GREENHILL

19 DRUMMOND CRESCENT, INVERNESS.

Galbraith



GREENHILL, 19 DRUMMOND CRESCENT, INVERNESS.

A handsome detached and extended villa located within
the Riverside Conservation Area.

City Centre 1.2 miles ■ Airport 10 miles.

- Two Reception Rooms. Four Bedrooms.
- Well-proportioned and beautifully presented accommodation.
- Sympathetically refurbished and extended.
- Generous mature garden.
- Within walking distance of the city centre.

About 0.37 hectares (0.92 acres) in all.

Offers Over £950,000

Galbraith

Inverness
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 OnTheMarket





SITUATION

Drummond Crescent is situated in the Lower Drummond area of the city and lies within the Riverside Conservation Area. The property, in close proximity of the River Ness and the picturesque Ness Islands, is within walking distance of the city centre. 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

Greenhill is a detached, stone built property under a slate roof which dates back to 1861. The property was purchased by the current owners in 2021 who have since carried out a full refurbishment resulting in a stylish, comfortable family home. The property, sympathetically modernised, fuses the traditional character of the original building with the wants of modern living and retains some original features such as sash and case windows, corning and deep skirting boards. A modern kitchen/dining/family room extension, added in 2023, provides a sought after, light filled, open plan living space, with a vaulted ceiling, an abundance of glazing and bi-fold doors that open onto a composite deck.

Full planning permission was granted in 2022 (Ref: 22/00609/FUL) for the development of two holiday let units within the rear garden. Further detail of which can be found on the eplanning pages of the Highland Council website. https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Bedroom. Sitting Room. Drawing Room. Utility Room. Shower Room. Open Plan Kitchen/Dining/Family Room.

First Floor - Landing. Bedroom with en-suite Shower Room. Bathroom. Two further Bedrooms.

GARDEN GROUNDS

The garden, bounded by wooden fencing and stone walling, extends to approximately 0.37 hectares (0.92 acres). A tarmac driveway, edged by a flowerbed lined with mature trees and planted with Rhododendrons, leads to a parking area to the side and rear of the property. The front garden is laid to lawn, interspersed with mature trees and the rear garden has a tiered lawn fringed with an area of mature woodland on which there is a tree preservation order. There is a rockery with colourful plantings and a composite decked seating area lies adjacent to the extension.

OUTBUILDINGS

Garage

8.79m x 5.61m

Detached triple garage with power, lighting, inspection pit and attached covered BBQ area with wood burning stove.

Timber sheds

4.86m x 3.08m

4.50m x 3.01m

Two adjoining sheds with power, lighting and attached wood store.

A greenhouse is sited within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | Mobile Coverage | EPC | Tenure |
|-------|----------|---------|-------------|------------|-----------------|-----|----------|
| Mains | Mains | Oil | Band G | Available* | Available* | E | 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/those.shared.driver>

MOVEABLES

All carpets, fitted floor coverings and some curtains 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 4QR

SOLICITORS

McIntosh McCann Solicitors
486 Dumbarton Road
Partick
Glasgow
G11 6SL

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.

IMPORTANT NOTES

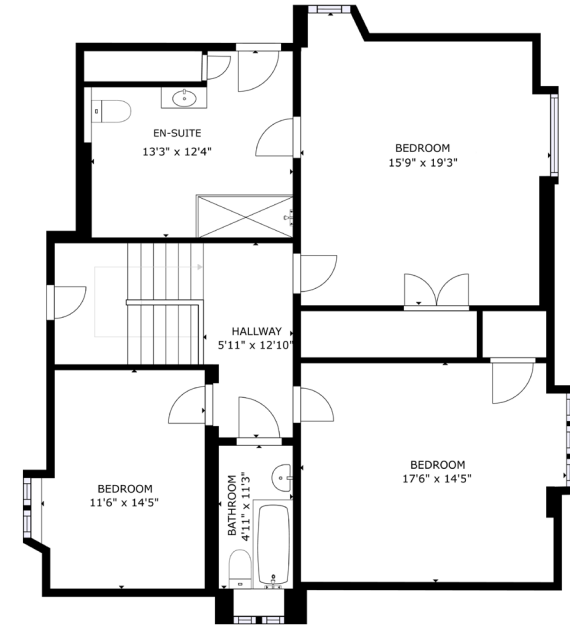
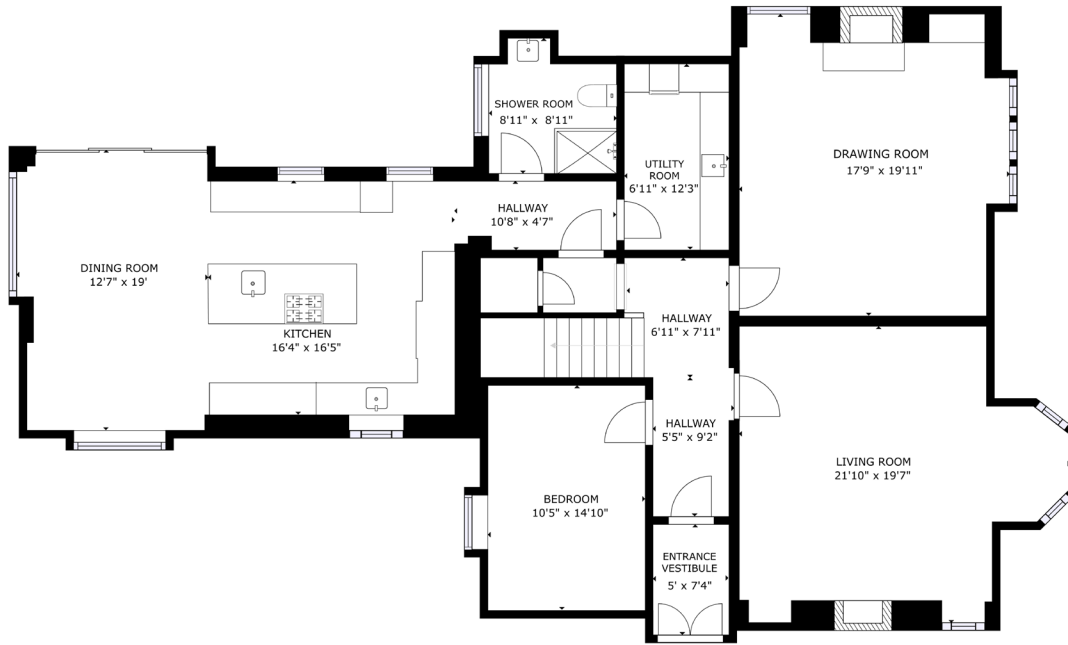
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 September 2024.



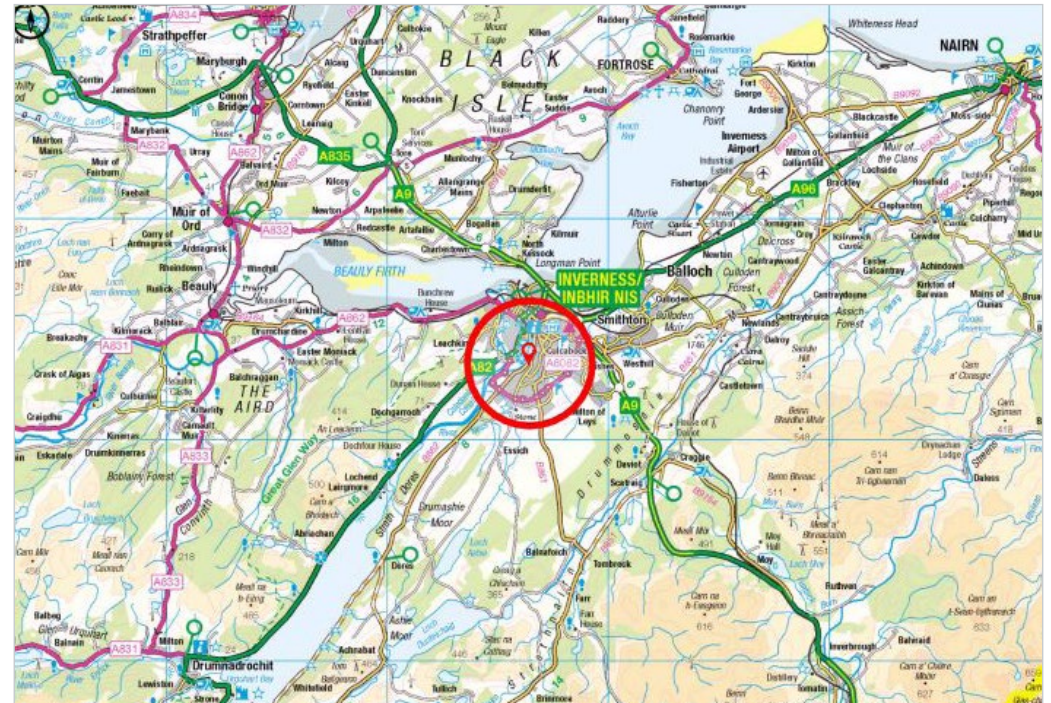




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GROSS INTERNAL AREA
FLOOR 1: 1855 sq ft, FLOOR 2: 1161 sq ft
TOTAL: 3016 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith