

Galbraith



HILLCREST

GALCANTRAY, BY CAWDOR



HILLCREST, GALCANTRAY, BY CAWDOR

An attractive detached property with stunning panoramic views over the Nairn Valley and beyond

Inverness 11 miles ■ Inverness Airport 6 miles

- Three Reception Rooms. Four Bedrooms.
- Well appointment, light filled accommodation.
- Easily managed garden with development potential.
- A beautiful setting with panoramic views.
- Detached timber built double garage with attached log stores
- Electric car charging point

About 0.62 hectares (1.54 acres) in all.

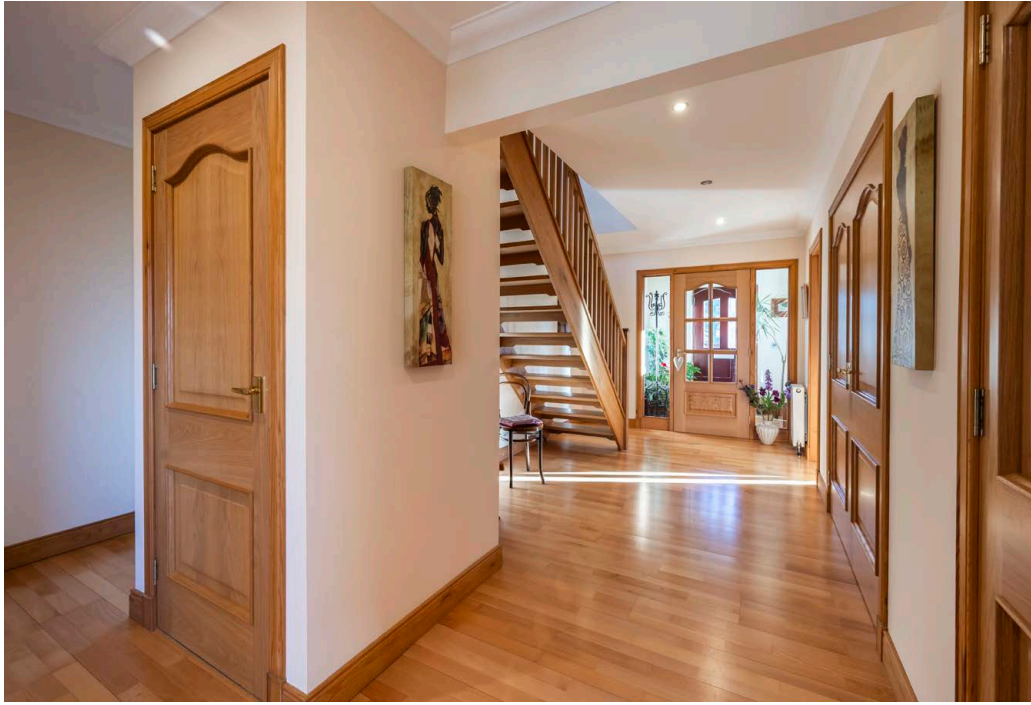
Offers over £550,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Hillcrest is located in a peaceful yet easily accessible location equidistant from both Inverness and Nairn. Local amenities, including a primary school can be found in the village of Cawdor approximately 4 miles away. Quiet single track roads around the house are ideal for cycling, while nearby there are countryside walks and forest trails. The surrounding area is unspoilt and varied from beaches and harbours to woodland and dramatic mountain ranges. 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 city has good communications by both road and rail and the airport offers regular flights to the south and Europe.

DESCRIPTION

Hillcrest, an attractive detached residence, has been in the same ownership since 2013. The property is energy efficient with high level of insulation and a combination of double and triple glazing. Thoughtfully designed to make the most of the elevated site and beautiful semi rural location, the property is well appointed and the dual aspect of many of the rooms produces a light filled interior. An open fireplace with back boiler that services the domestic hot water and radiators creates a pleasing focal point in the sitting room and the semi open plan living area comprising a dining area, kitchen and sun room forms the heart of the home. The vaulted first floor family room, currently used as a bedroom, has floor to ceiling glazing, and glazed doors opening to a balcony with glass balustrade ensuring uninterrupted, far reaching panoramic views over the neighbouring countryside to the Fannich mountain range in the west, Ben Wyvis in Easter Ross and the Moray Firth and beyond to the north east.

ACCOMMODATION

Ground Floor- Entrance Vestibule. Hall. Sitting Room. Open Plan Kitchen/Dining Area. Sun Room. Utility Room. WC. Principle Bedroom with En-Suite Shower Room.

First Floor - Landing. Family Room with balcony off. Two Bedrooms with En-Suite Shower Rooms. One Further Bedroom. Study. Bathroom.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have right of access leading to a private driveway, with wildflower seeded verges, which in turn leads to a gravelled parking area to the front and side of the house. The grounds extend to approximately 1.54 acres, are mainly laid to grass, interspersed with mature trees and bounded by wood and wire fencing. To the front of the house is a ramped timber deck, to one side a sheltered patio seating area.

OUTBUILDINGS

Detached Double Garage

9.0m x 6.0m

Timber built with power, lighting and attached log stores.





PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

Planning permission in principle reference 20/04881/PIP was granted on 19th February 2021 for the erection of a house within the garden. This permission expired on 19th February 2024.

https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

OTHER INFORMATION

There is a responsibility to contribute a 2/6th share of the running cost of the pump house concerned with the supply of water to the property and three neighbouring properties at a cost of approx. £70 p/a. Further details can be found in the Home Report. The cost of any maintenance would also be split between all four properties.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band G	Available*	Available*	Band C	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/closer.ghost.moved>

MOVEABLES

All fitted floor coverings, light fittings, the dishwasher, blinds 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

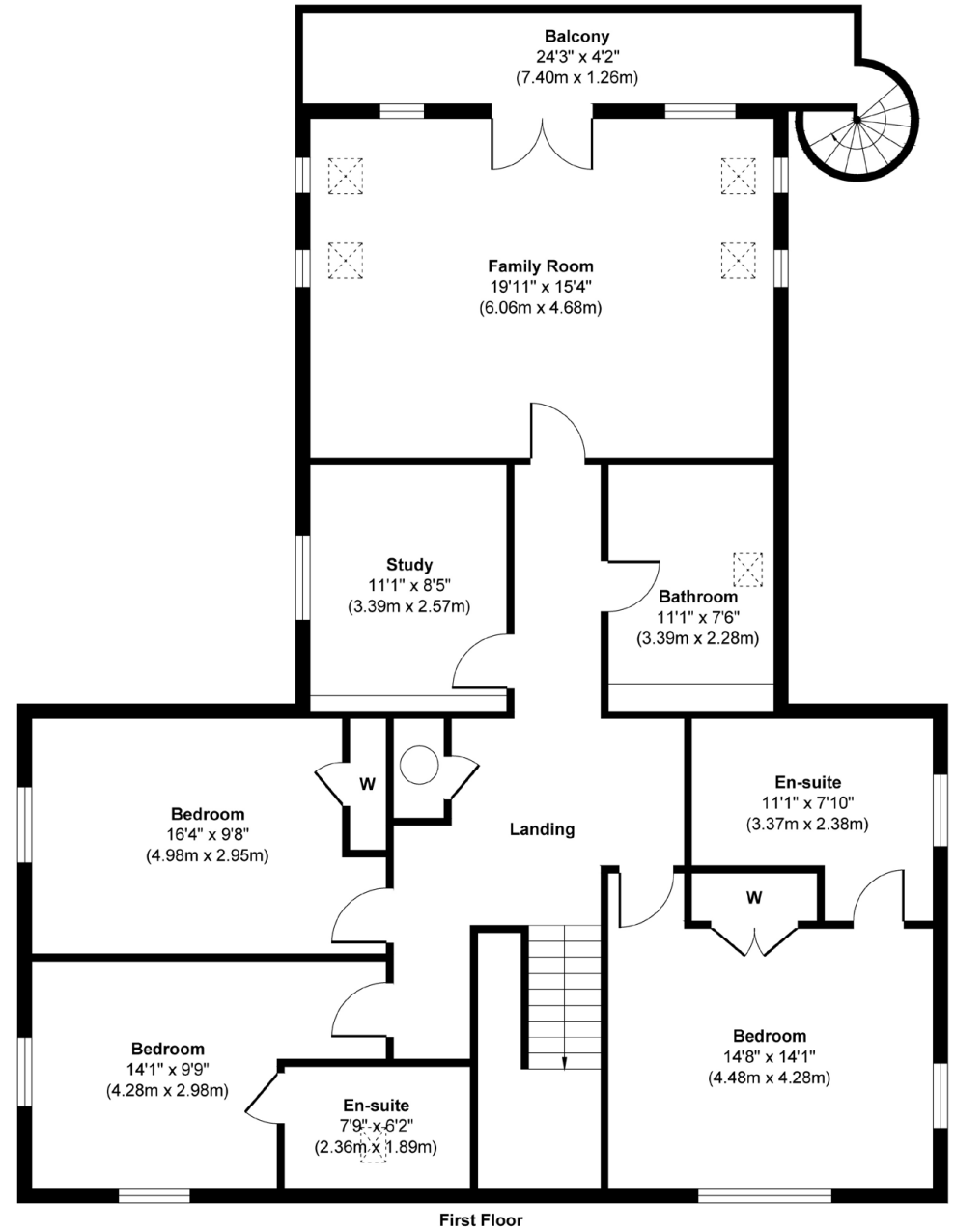
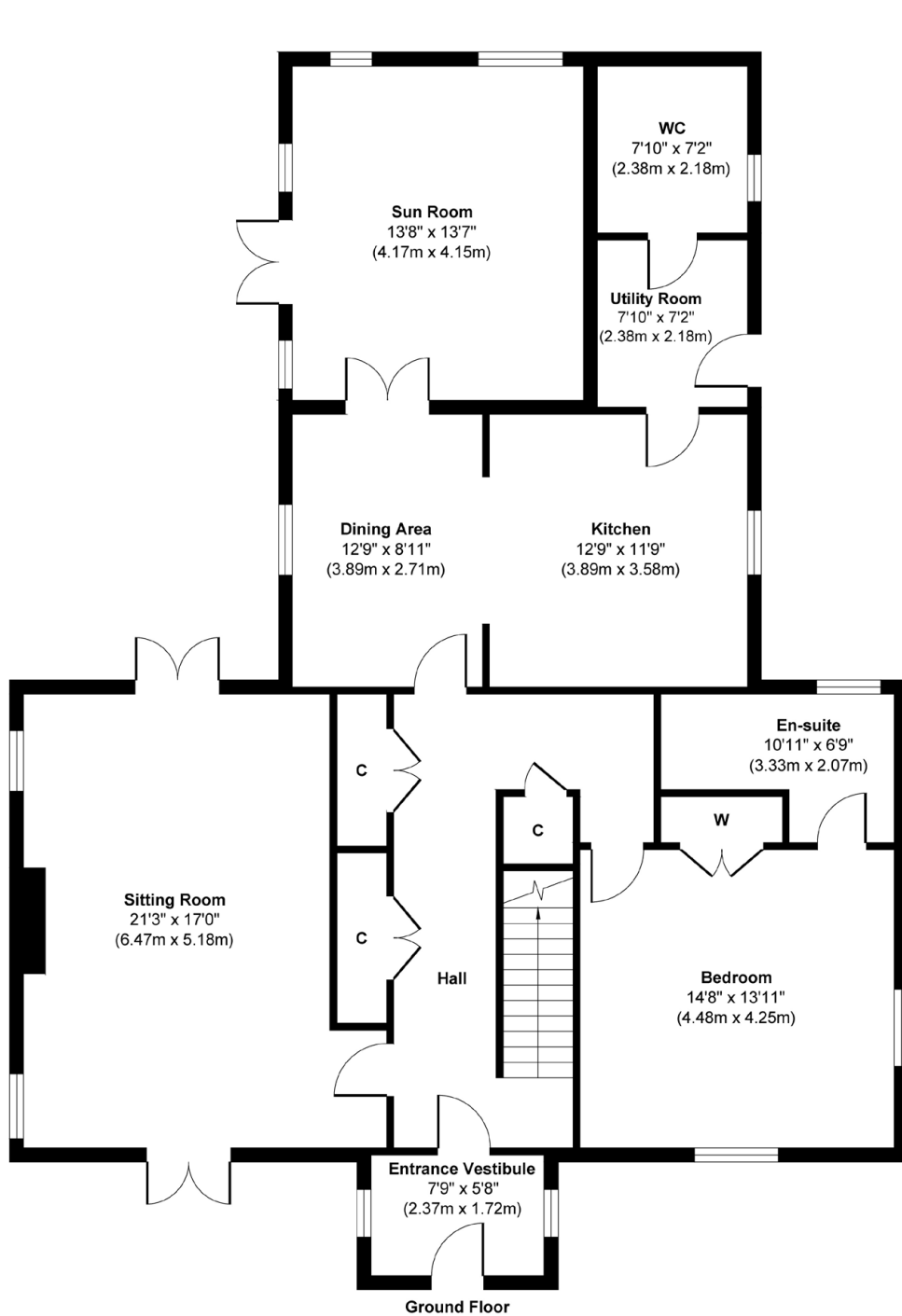
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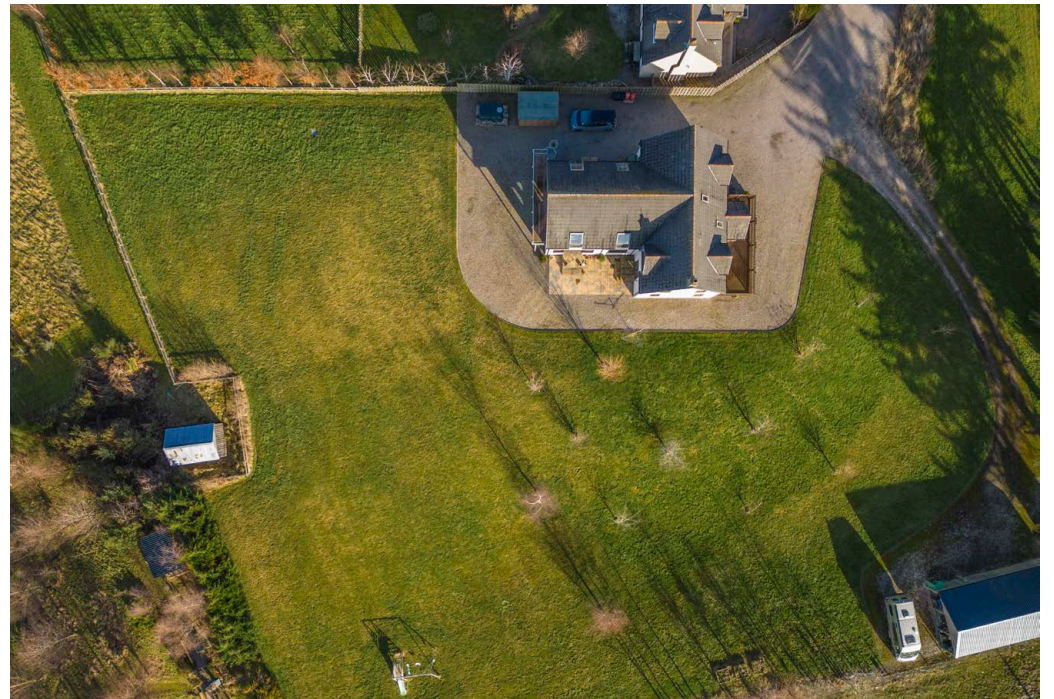
SOLICITORS

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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.

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 February 2024.





Galbraith


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