



HILLMOND

STRATHERRICK ROAD, INVERNESS, IV2 4LU

Galbraith



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A detached and extended family house in a popular residential area of the city.

City Centre 1.5 miles. ■ Airport 10 miles.

- Three Reception Rooms. Four Bedrooms.
- Located on a private road in the desirable Lochardil area.
- Generous, partially wooded garden.
- Detached double garage and driveway.
- Within walking distance of the city centre and local amenities.

About 0.20 hectares (0.51 acres) in all.

Offers Over £365,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Hillmond is situated in Lochardil in an enviable elevated position at the end of a private road accessed from Stratherrick Road. From the private road a footpath descends through woodland to Dores Road and Island Bank Road which leads to the city centre and off which the picturesque Ness Islands can be accessed. The popular residential area of Lochardil is within walking distance of the city centre, and within easy reach of the Southern Distributor Road. Local amenities include a number of shops, a hotel and primary and secondary schooling can be found nearby. Inverness has all the facilities of a thriving modern city and 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. There are good communications by both road and rail and the airport, about a twenty minute drive away, offers regular flights to the south and Europe.

DESCRIPTION

Hillmond, a detached and extended 1 ½ storey dwelling has been owned by the same family for over 40 years. Although requiring a degree of modernisation, the property has well-proportioned accommodation with an abundance of storage. Many rooms are dual aspect resulting in a light filled interior and picture windows in the sitting room extend the sense of space into the garden. The family room and sitting room both have open fireplaces, and two internal staircases link the ground floor living space to two first floor landings off which all four bedrooms can be found. Solar panels were fitted to the roof in the 1980's with the purpose of heating the water and recent improvements to the property include the replacement of the double glazed units which are guaranteed until 2039.





ACCOMMODATION

Ground Floor – Hallway. Family Room. Shower Room. Kitchen. Rear Vestibule. Boiler Room. Dining Room. Sitting Room.

First Floor – Two Landings. Four Bedrooms. Bathroom. Study.

GARDEN GROUNDS

The property is approached by a private road to a tarmac driveway and parking area to the side of the house. The garden, bounded by a combination of wooden post and wire fencing, walling and hedging has two areas laid to lawn with flowerbed borders. There are two paved seating areas, one to the front and the other to the rear of the house and a sloped area of mature woodland extends to the northwards down towards Dores Road/Island Bank Road.

OUTBUILDINGS

Garage

5 m x 5.9 m

Detached, interconnecting two bay double garage of concrete panel construction.

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*	Band 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/scouts.daily.comic>

MOVEABLES

All carpets, fitted floor coverings and washing machine are included in the sale.

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 4LU

SOLICITORS

Conveyancing Direct

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.



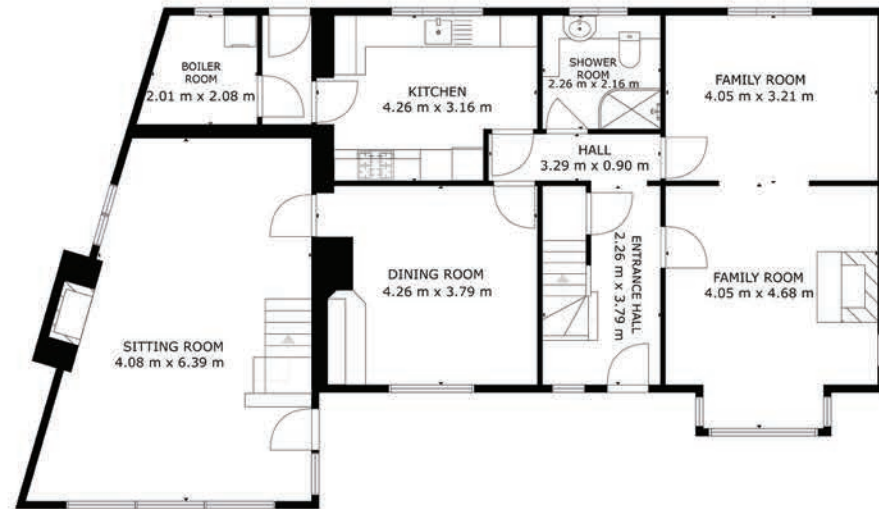


IMPORTANT NOTES

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 August 2024.

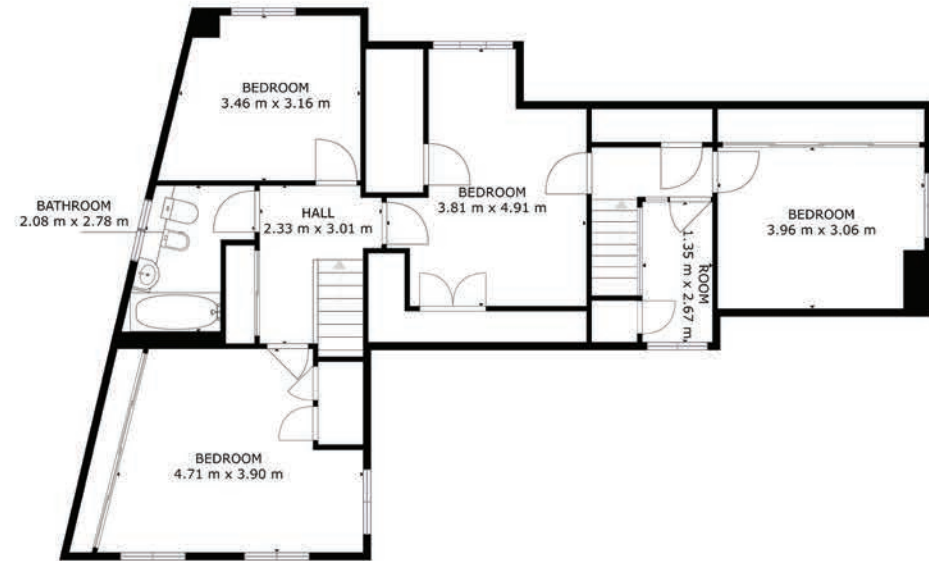


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FLOOR 1

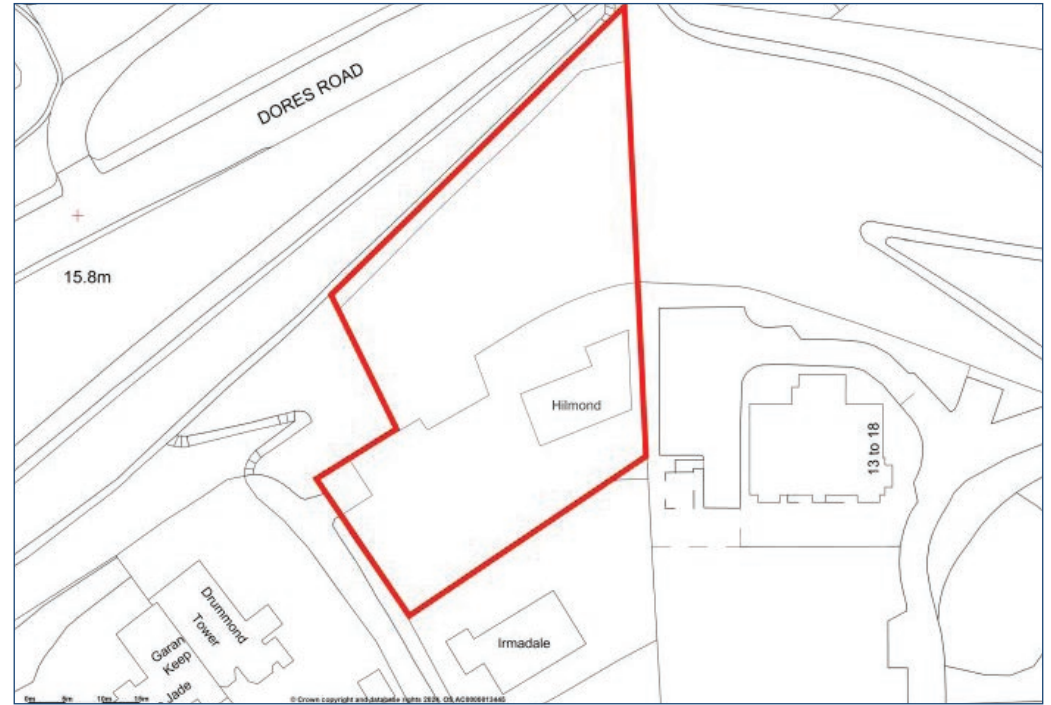
GROUND FLOOR



FLOOR 2

FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 116 m², FLOOR 2: 93 m²
TOTAL: 209 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith