

Galbraith



THE OAKS
CROY, INVERNESS.



THE OAKS, CROY, INVERNESS.

A detached bungalow in a village location within commuting distance of Inverness.

Inverness 10 miles. ■ Inverness Airport 3 miles.

About 0.15 hectares (0.39 acres) in all.

Offers Over £415,000

- Two Reception Rooms. Four Bedrooms.
- Spacious and comfortable accommodation.
- Detached double garage.
- Fully enclosed, easily maintained garden.



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

The village of Croy has a primary school, a popular café, a vegan bakery and a community hall. The nearby 'sustainable' town of Tornagrain provides further basic day to day amenities including a convenience store, pharmacy and coffee shop. There is a train station about 2.5 miles away and Croy has good public transport connections with regular buses to Inverness and Nairn. Secondary schooling is available in Nairn and Culloden, while Gordonstoun Independent School is about 30 miles away. Inverness is within easy reach and has all the facilities of a modern city including its airport, which is just 3 miles from the house, with regular flights to the south and Europe.

The countryside around Croy is lush and beautiful with riverside walks and wooded paths set against a backdrop of rugged moorland and hills, while just a short drive away is the coast with its wide-open beaches. The area offers an excellent range of leisure and sporting pursuits with fishing, shooting, cycling and sailing available nearby, championship links golf courses at Castle Stuart and Nairn, and both the Cairngorm and The Lecht Ski Centres approximately an hour's drive away.

DESCRIPTION

The Oaks is a detached bungalow with spacious and flexible accommodation spread over the one floor allowing for lateral living. In a lovely village location, the property has well-proportioned accommodation including a generously sized sitting room with a wood burning stove. The kitchen has integral NEFF appliances and provides plenty of room for informal dining with the dining room, current utilised as a home office, and the dining kitchen both having sliding glazed doors leading to the rear garden and allowing an influx of natural light. All four bedrooms boast fitted wardrobes, one has an e-suite shower room, and the principal bedroom has a dressing room and an en-suite bathroom.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Hallway. Sitting Room. Dining Kitchen. Utility Room. Dining Room. Bathroom. Principal Bedroom with Dressing Room and en-suite Bathroom. Bedroom with en-suite Shower Room. Two further Bedrooms.

GARDEN GROUNDS

The property is approached by the public road to gated access to a tarmac driveway leading to the garage to the side of the property and parking area to the front. The gardens, bounded by a combination of stone walling, wooden fencing and hedging extend to approximately 0.39 acres. The front garden is mainly laid to grass, fringed with mature trees as is the fully enclosed rear garden which also has a patio.

OUTBUILDINGS

Garage

7.6m x 5.8m

Detached double garage with power, lighting and two up and over doors. A lean-to timber store runs the length of the garage.

There is an open-faced store within the rear garden.

ADDITIONAL INFORMATION

There is currently kennelling within the rear garden and garage which will be removed prior to completion of the sale.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil	Band F	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/suspends.pickles.tenure>

MOVEABLES

All blinds, carpets and fitted 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 5PG

SOLICITORS

Leddingham Chalmers
Ord House
Cradlehall Business Park
Caulfield Road North
Inverness
IV2 5GH

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.



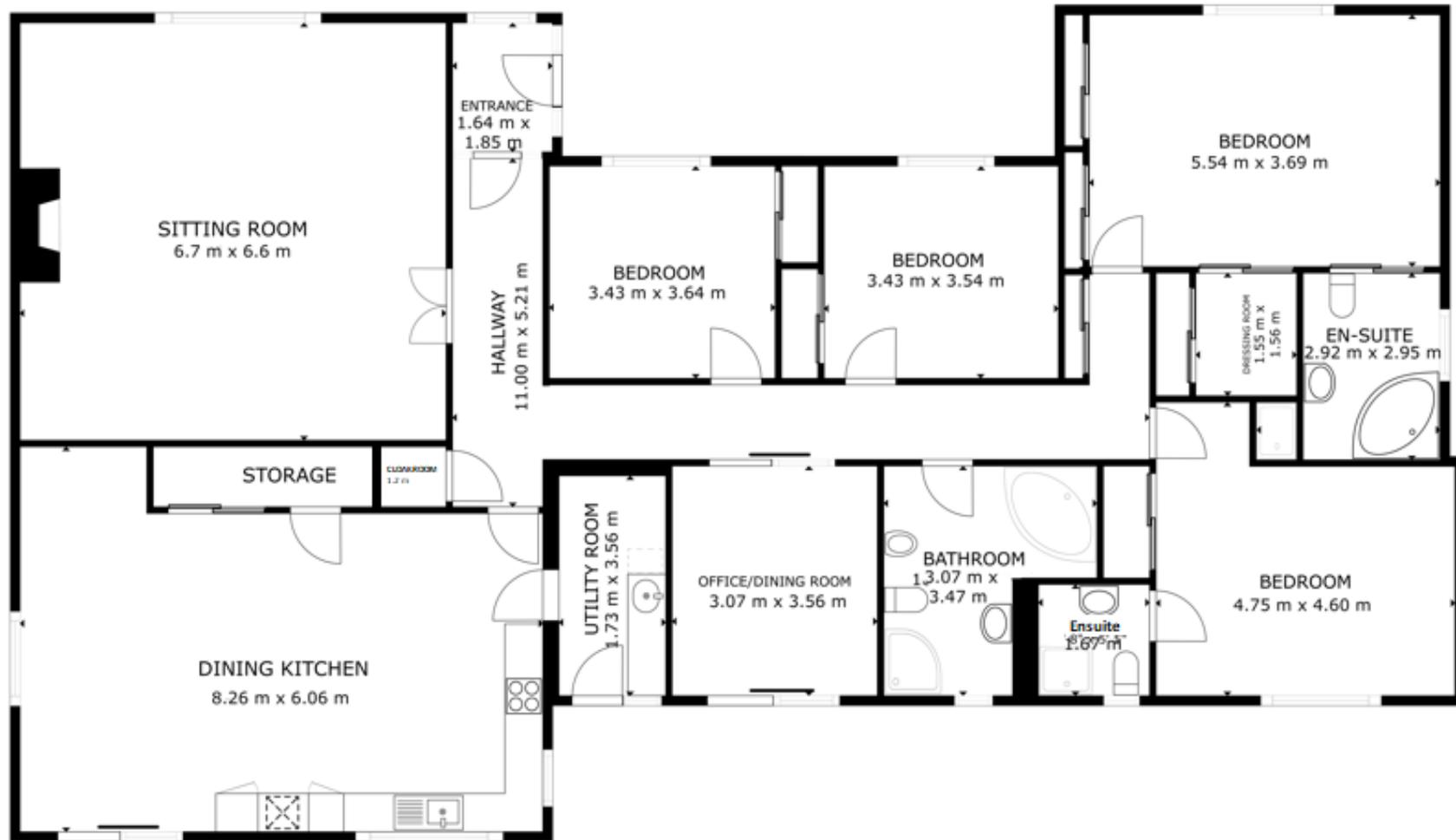


IMPORTANT NOTES

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 April 2025.



THE OAKS, CROY IV2 5PG



GROSS INTERNAL AREA
FLOOR PLAN 2,568 sq.ft.
TOTAL : 2,568 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith


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PLEASE RECYCLE