



Galbraith

DALROY BUNGALOW
CULLODEN MOOR, INVERNESS



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A detached bungalow of non-traditional construction presenting a re-development opportunity in a sought after location.

Inverness 7 miles. ■ Inverness Airport 8.5 miles.

- One Reception Room. Three Bedrooms.
- Of non-traditional Speyroc PRC construction.
- Exciting redevelopment opportunity.
- Generous sized garden.
- Within easy reach of Inverness and airport.

About 0.20 hectares (0.5 acres) in all.

Offers Over £135,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Dalroy Bungalow is located approximately 7 miles from the city of Inverness, on the south side of the River Nairn, in an area steeped in history. The property is in close proximity Clava Cairns, an ancient cemetery which dates back to the Bronze Age and Culloden Moor, the site of the Battle of Culloden which took place in 1746. Although in a rural location, surrounded by a mix of woodland and farmland, the property is well placed for access to the east of the city including Culloden and Westhill where a range of amenities can be found including schooling and a range of retailers. 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, about a fifteen minute drive away, offers regular flights to the south and Europe.

DESCRIPTION

Dalroy Bungalow has been under the same ownership since 1989 and is a detached bungalow of non-traditional Speyroc PRC (pre-cast concrete) construction that occupies an attractive site. Due to the type of construction mortgageability will be restricted and anyone looking to finance the purchase is advised to read the Home Report, paying particular attention to section 8 of the mortgage valuation report. The property requires either upgrading and modernising or demolition and redevelopment subject to gaining the relevant warrants and permissions.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Hallway. Sitting Room. Kitchen. Rear Vestibule. Bathroom. Three Bedrooms.

GARDEN GROUNDS

The property occupies a level site that extends to approximately 0.5 acres and is mainly laid to grass interspersed with shrubs and trees, bounded by fencing and hedging. Please note the site plan is indicative only and the correct boundaries are to be confirmed.

OUTBUILDINGS

Within the grounds are a timber garage, a timber shed, a number of dog runs and a greenhouse.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Private	Septic Tank	Oil	Band C	TBC	Band F	Freehold

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/research.shoving.entitles>

MOVEABLES

All carpets, fitted floor coverings, curtains and blinds 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 5EN

SOLICITORS

Morton Fraser Lawyers
 Quartermile Two
 2 Lister Square
 Edinburgh
 EH3 9GL



2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

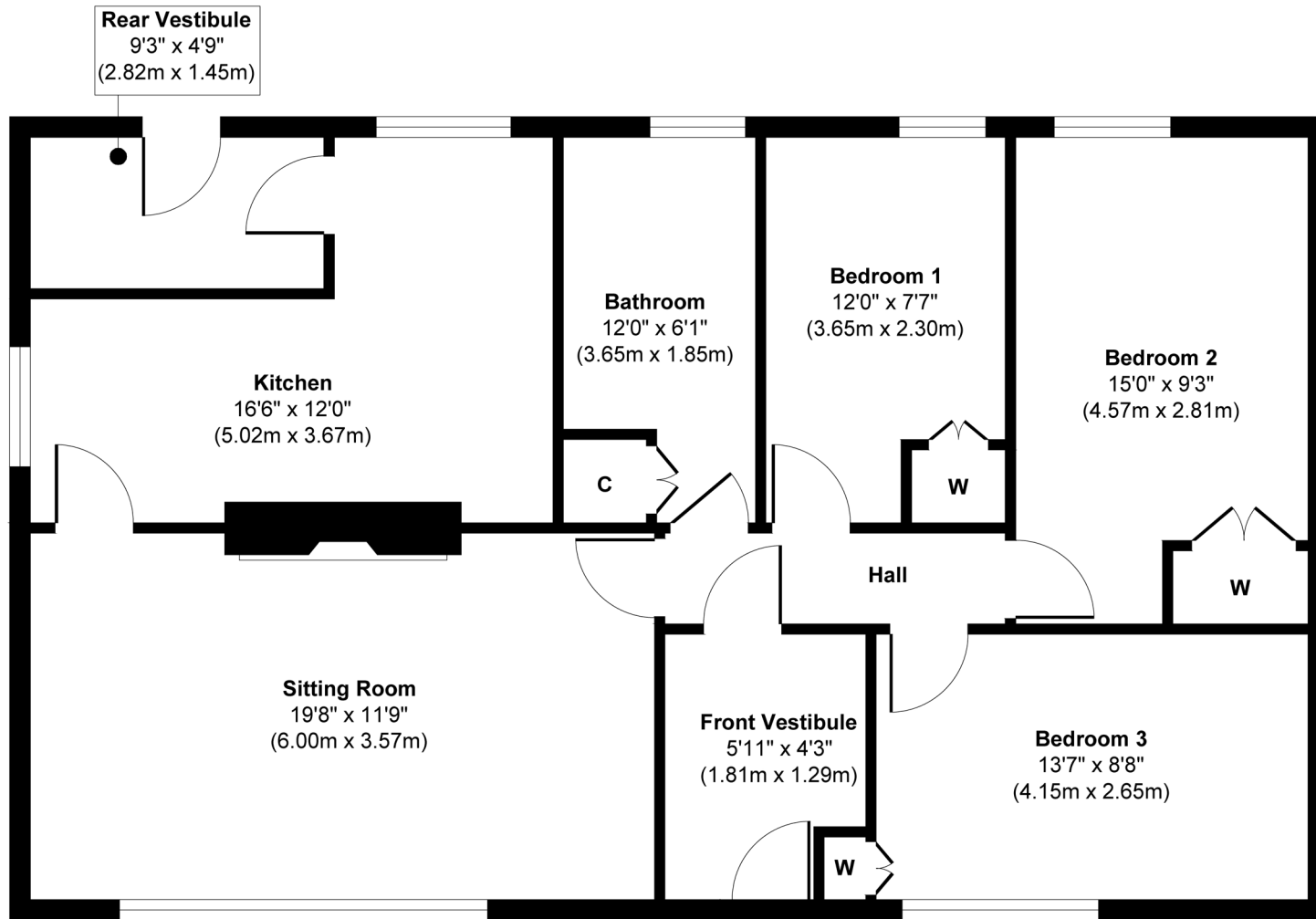
Failure to provide this information may result in an offer not being considered.

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 sales 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, together with proof of funding and identification. 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. Photographs taken in April 2023.



Dalroy Bungalow, Culloden Moor, Inverness, IV2 5EN



Floor Plan
Approximate Floor Area
967 sq. ft
(89.89 sq. m)

Approx. Gross Internal Floor Area 967 sq. ft / 89.89 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





Galbraith



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