



**BRAIDS**

2A GREEN DRIVE, INVERNESS

**Galbraith**







## BRAIDS, 2A GREEN DRIVE, INVERNESS

**A family house in sheltered grounds and within walking distance of excellent amenities.**

City centre 2 miles. ■ Airport 11 miles.

- Two Reception Rooms. Four Bedrooms
- Comfortable and well laid out family accommodation.
- Beautiful established gardens with burn.
- Garage with workshop, carport, and general stores.
- Productive kitchen garden with greenhouse
- Within walking distance of a supermarket, Post Office, 9-hole golf course and driving range with bar and restaurant.

**About 0.18 hectares (0.46 acres) in all.**

**Offers Over £475,000**

# Galbraith

Inverness  
01463 224343  
inverness@galbraithgroup.com





### SITUATION

Braids is in a popular residential area of Inverness with easy access to both the city centre and the ring road. The property is in a delightful setting, fully screened by its mature, wooded grounds yet within walking distance of primary and secondary schools, shops, a golf course, the River Ness and Eden Court Theatre.

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.

The countryside of the Scottish Highlands is varied from the fertile, rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities from way-marked walks and cycle trails on the Black Isle, to skiing and adventure sports in the Cairngorms National Park.

### DESCRIPTION

The current owners purchased Braids in the early 1990's and since then have improved and maintained the property well and created a delightful garden. Work carried out includes replacing the woodwork including the parquet flooring and staircase in the entrance hall, the installation of double glazing throughout, complete re-wiring, new flat roofs on the utility room and garage, re-tarring the drive, and the installation of a wood burning stove in the sitting room. A recent improvement is the installation of a hydrogen ready gas boiler.

### ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room with Dining Area. Family Room. Kitchen. Utility Room. WC.

First Floor - Master Bedroom with en suite Shower Room. Three further Bedrooms. Bathroom.

### GARDEN GROUNDS

The property is approached from the public road, a tarmacadam driveway leading to a substantial parking area in front of the house.

The grounds extend to approximately 0.46 acres. Mature specimen trees provide complete privacy and shelter, while the gardens have been landscaped to provide interest, shape and colour throughout the year. To the rear are beautifully laid out kitchen and flower gardens and here there is a sheltered terrace and BBQ area, while a burn runs along the drive.





**OUTBUILDINGS**

Garage and Workshop  
9.2 m x 2.8 m  
With power, light, storage shelves and workbench.

There is a car port/ fire wood storage shed, greenhouse and range of three storerooms within the grounds and a well-screened utility/work area within the woodland

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

| Water | Drainage | Heating   | Council Tax | Broadband | Mobile Coverage | EPC | Tenure   |
|-------|----------|-----------|-------------|-----------|-----------------|-----|----------|
| Mains | Mains    | Mains gas | G           | Available | Available*      | D   | 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 - ///increased.woes.sprinkler

**MOVEABLES**

All blinds and light fittings are included in the sale together with all curtains with the exception of those in the lounge. Further items, including the lounge curtains, 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 4EX

**SOLICITORS**

Macleod & MacCallum

**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.







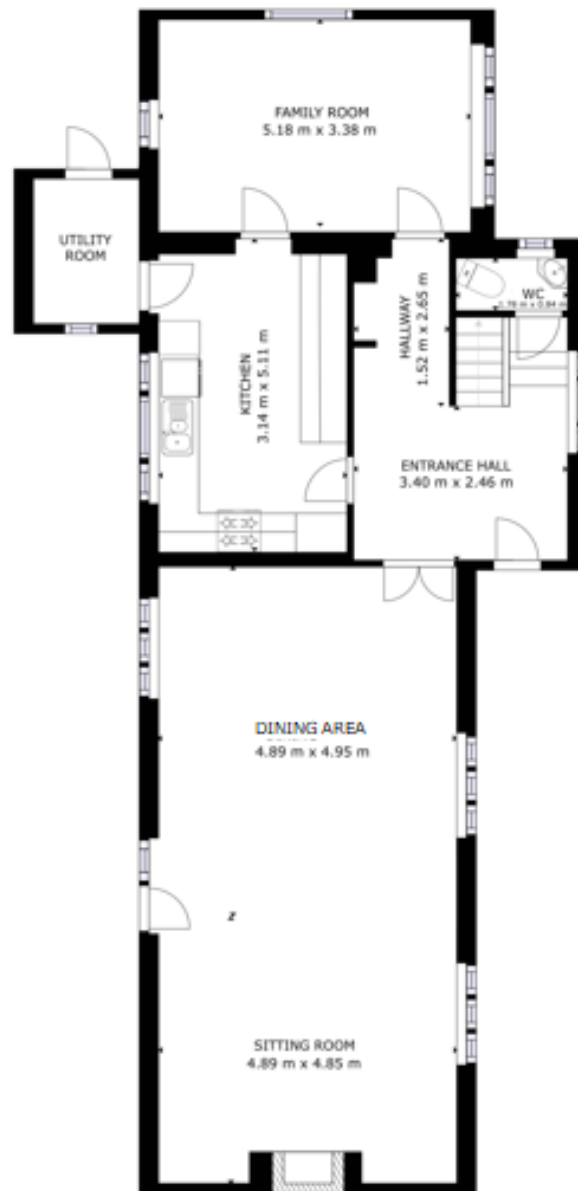


## IMPORTANT NOTES

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 June 2025.



# BRAIDS, 2A GREEN DRIVE, INVERNESS IV2 4EX



FLOOR 1

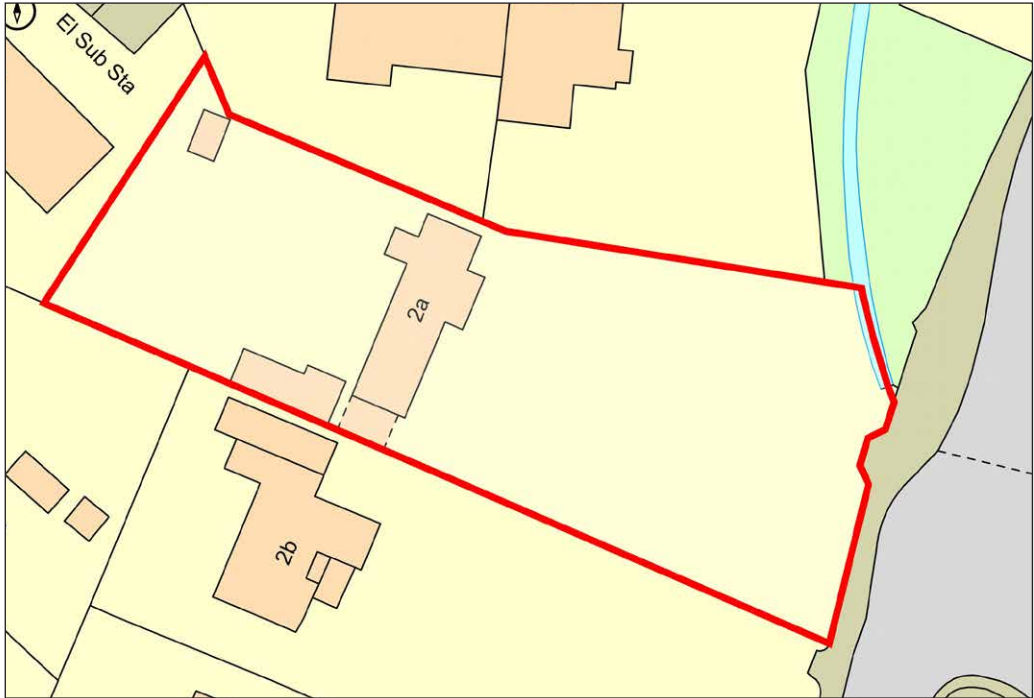


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 103.02 m<sup>2</sup>, FLOOR 2: 89.08 m<sup>2</sup>  
TOTAL: 192.1 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









RESPONSIBLY PRINTED  
PLEASE RECYCLE

# Galbraith