



34 HILLHEAD ROAD
TORNAGRAIN.

Galbraith

34 HILLHEAD ROAD, TORNAGRAIN.

A modern semi-detached house in a popular and picturesque new town.

Inverness 8 miles. ■ Inverness Airport 2 miles.

- One Reception Room. Three Bedrooms.
- An attractive, energy efficient house.
- Easily maintained garden.
- Designated parking.
- Within commuting distance of Inverness

About 0.017 hectares (0.041 acres)

Fixed price £265,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Tornagrain is a carefully planned, sustainable new town located just off the A96 between Inverness as Nairn. It provides basic day to day amenities including a convenience shop, pharmacy, café and nursery with primary schooling being found close by at Croy. A new primary school planned to be built in in Tornagrain before 2030 and secondary schooling is available at Culloden Academy near Inverness. Tornagrain has good public transport connections with regular buses to Inverness, Nairn and eastwards to Aberdeen and there is a train station approximately 1 mile away. Inverness, only 8 miles distant 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 surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife, which together, all enhance the natural beauty of the area. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe.

DESCRIPTION

Built in 2018, 34 Hillhead Road is a quality, three-bedroom semi-detached villa designed in a period style blending heritage-inspired architecture with modern living. The property, which has had one owner since new, is well placed within the town, just a short walk from the local amenities. The ground floor accommodation is well laid out with a comfortable sitting room lying to the front of the house and a dining kitchen lying to the rear which has an integrated gas hob, electric double oven, fridge freezer and dishwasher. From the dining kitchen French doors open onto the enclosed rear garden. All three bedrooms along with the family bathroom are found on the first floor with the principal bedroom having an en-suite shower room. The property has an abundance of storage and is energy efficient having high levels of insulation.

ACCOMMODATION

Ground Floor – Entrance Hall. Sitting Room. WC. Dining Kitchen.
First Floor – Landing. Principal Bedroom with en-suite Shower Room. Bathroom. Two further Bedrooms.

GARDEN GROUNDS

The garden lies to the rear of the house and is fully enclosed by wooden fencing with a gated access. Easily maintained being laid with artificial grass with borders planted with a variety of plants and shrubs. There are further stocked flowerbeds to the front and side of the property and 34 Hillhead Road has two designated parking spaces in the carpark behind.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Gas	Band E	Available*	Available*	B	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/priced.wrist.bookings>

MOVEABLES

All carpets and fitted floor coverings 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 8AB

SOLICITORS

MacLeod & MacCallum Solicitors
28 Queensgate
Inverness
IV1 1DJ

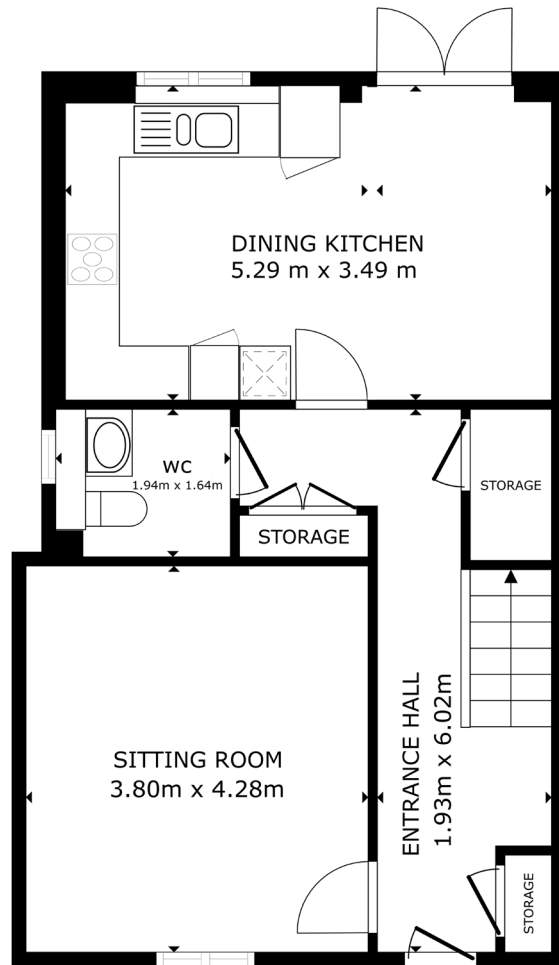
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

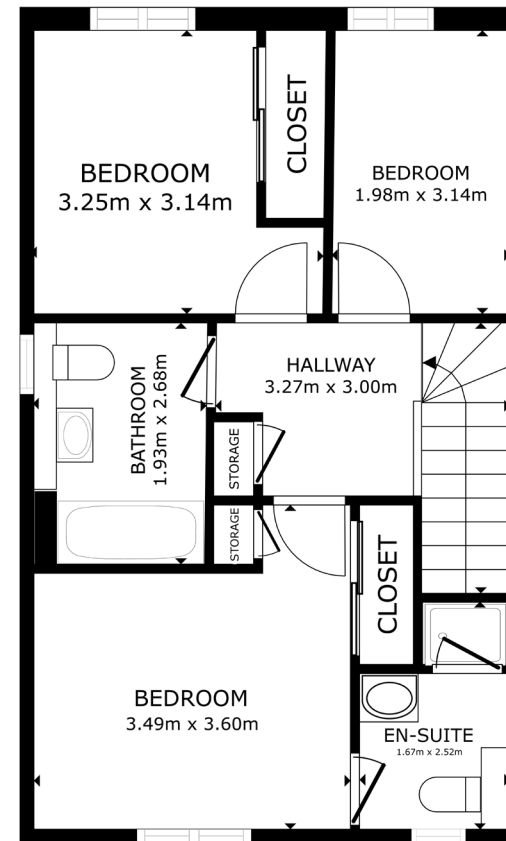
Failure to provide required identification may result in an offer not being considered.



34, HILLHEAD ROAD, TORNAGRAIN IV2 8AB



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 53.9 m² FLOOR 2 46.8 m²
TOTAL : 100.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 2025.



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