



NORTH VIEW

CAULFIELD ROAD NORTH, CRADLEHALL, INVERNESS

Galbraith



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A luxury new build house in a sought-after residential setting.

Inverness City Centre 3 miles. ■ Airport 8 miles.

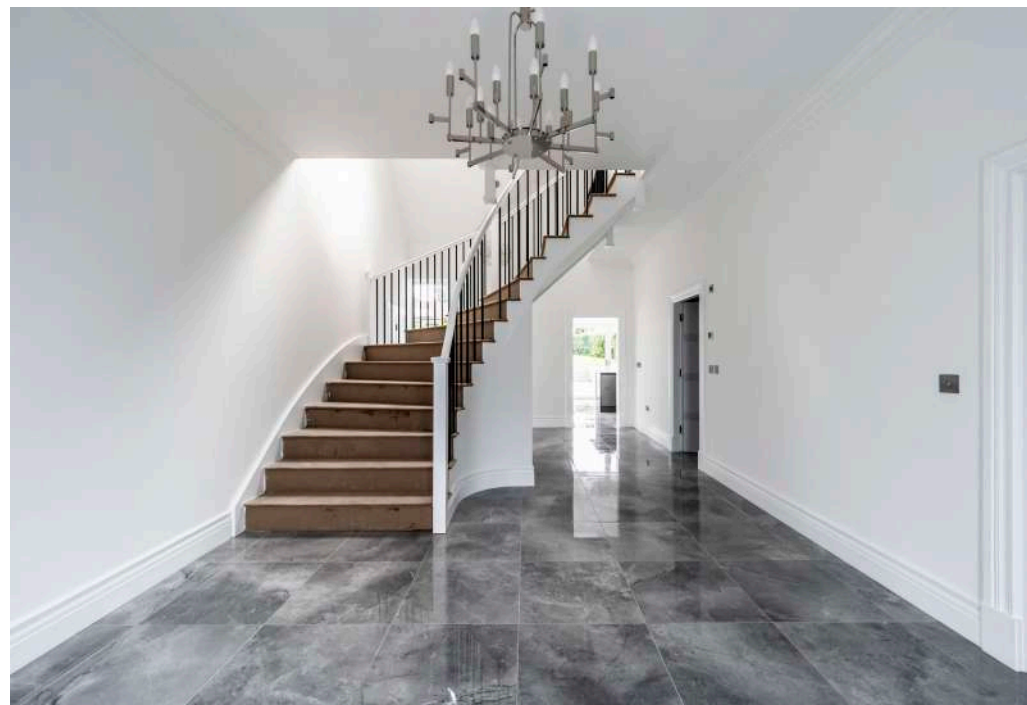
- Three Reception Rooms. Four bedrooms all en-suite.
- An outstanding living environment combining the best of modern and traditional design.
- High quality fittings and finishes throughout.
- Very energy efficient with air source heat pump and battery storage.
- Views to the Moray Firth and Black Isle.
- Cradlehall named in Top 10 Places to Live in Scotland.

About 0.129 hectares (0.31 acres) in all.

Offers Over £630,000

Galbraith

Inverness
01343 546362
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SITUATION

North View is in the popular residential area of Cradlehall on the edge of Inverness, recently named as one of the top 10 places to live in Scotland by a nationwide property search company. Cradlehall has a semi-rural feel with its cycling-friendly, tree-lined, single track roads; natural features and traditional stone walls. In addition, there is a highly regarded primary school within walking distance and the city centre and airport are in easy reach.

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 fifteen 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

North View is in a delightful setting, on a slightly elevated site edged by stone walls and with beautiful, framed views to the Moray Firth and Black Isle.





The house was designed by the seller in conjunction with their architect and completed in July 2024. Attention to detail in all respects has created an exceptional house, combining traditional elements with features such as full height ceilings, deep skirting boards, and coving, with the best of contemporary design including a state of the art, Italian fitted kitchen, Hans Grohe bathroom fittings and porcelain tiled floors. The use of the highest quality materials, finishes and fittings create an outstanding living environment, while extensive use of glass and carefully positioned window openings fill the house with natural light and the understated use of colour allows the accommodation to flow.

The beautiful entrance hall sets the template for the house with its high ceiling, porcelain tiled floor and impressive sweeping staircase. There are two reception rooms on the ground floor and the magnificent dining kitchen has sliding doors extending the sense of space into the garden, while porcelain tiled patios mirror the tiled floors in the house.

The first floor has a further reception room, its Juliette balcony taking advantage of the views across the city to the Moray Firth and Black Isle. The master bedroom suite has a beautifully appointed shower room and walk-in dressing room, while the further bedrooms, including one on the ground floor, are spacious and each has its own shower room.

The house is highly energy efficient with an air source heat pump, very high levels of insulation, top quality double glazing and pv panels which supply electricity to 9v battery storage.

ACCOMMODATION

Ground Floor – Entrance Hall. Sitting Room. Dining Room/Office. Dining Kitchen. En suite Bedroom. Bathroom. Utility Room.
First Floor - Upper Sitting Room. Master Bedroom with en suite Shower Room and walk-in Wardrobe. Two further en suite Bedrooms. Linen Cupboard.

GARDEN GROUNDS

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

The grounds extend to approximately 0.31 acres and are enclosed by stone walls, mature hedging, and fencing. The grounds are immaculately finished with a gravel-edged tarred driveway and parking area at the front, while to the rear, the garden has gravel-edged, porcelain flagstone patios and an upper lawn.

OUTBUILDINGS

Within the grounds is a single garage with electric roller door.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Air source heat pump. (Underfloor heating on ground floor)	To be assessed	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://w3w.co/hunter.negotiators.markets>

MOVEABLES

North View is sold as seen.

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 5NQ

SOLICITORS

MacLeod and 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

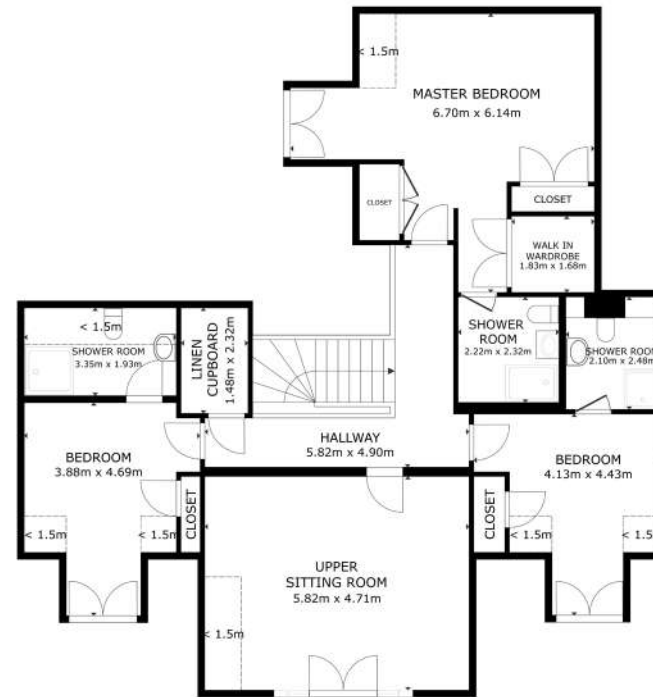
Failure to provide required identification may result in an offer not being considered.



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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 152.6 m² FLOOR 1 121.7 m²
EXCLUDED AREAS : REDUCED HEADROOM 8.8 m²
TOTAL : 274.4 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 2024.





Galbraith