



CROFTHILL

DAVIOT WEST, INVERNESS.



CROFTHILL, DAVIOT WEST, INVERNESS.

An immaculate residence in a semi-rural location, within easy commuting distance of Inverness.

Inverness 5 miles. ■ Inverness Airport 12 miles.

About 0.28 hectares (0.69 acres) in all.

Offers Over £425,000

- Three Reception Rooms. Five Bedrooms
- Well-presented and spacious accommodation.
- Attached double garage with conversion potential.
- Solar water heating system.
- Well-tended, south facing garden.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Located in the small village of Daviot to the southeast of Inverness, Crofthill is well placed for access to the A9 and lies within a 10-minute drive of several major employers including the University of the Highland and Islands, Lifescan (Scotland) and Raigmore Hospital. Inverness 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

Crofthill is a substantial detached property, which has been well maintained and kept in immaculate decorative order by the current owners who have lived in the property for over 38 years. The accommodation is spacious, has an abundance of storage and includes five bedrooms, with the two ground floor bedrooms having e-suite facilities. The open plan sitting room/dining room is naturally divided by the chimney breast with the sitting room having an LPG living flame gas fire. From the sitting room glazed sliding doors give access to a comfortable conservatory which enjoys views over the south facing garden to hills beyond. Two further bedrooms can be found on the first floor as well as the principal bedroom suite which comprises a desirable dressing room and en-suite bathroom that includes a shower and sauna. A third reception room on the first floor holds potential for a variety of uses. The layout of the accommodation is such that the property could lend itself for use as a Bed and Breakfast, subject to gaining the relevant licenses, and has in the past been run in this way. The integral double garage holds potential for conversion into further accommodation, subject to gaining the necessary consents.

PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

A development of 8 executive homes has commenced on land that lies W of Crofthill. Details of which can be found on the Planning pages of The Highland Council web-site. https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

ACCOMMODATION

Ground Floor – Entrance Vestibule. Boot/Cloak Room. Hallway. Two Bedrooms with en-suite Shower Rooms. Dining Kitchen. Utility Room. Open plan Sitting/ Dining Room. Conservatory.

First Floor – Landing. Sitting Room. Principal Bedroom with Dressing Room and en-suite Bathroom. Two further Bedrooms.

GARDEN GROUNDS

The property is approached via a shared access, a conifer lined driveway leading to a gravelled parking area. The well-maintained garden is mainly laid to grass and is fringed with mature trees providing shelter and privacy. There is a flowerbed stocked with shrubs, under planted with spring flowering bulbs and there is an area of the garden laid to patio.





OUTBUILDINGS

Integral Double Garage

6.3m x 6.4m

With power and lighting.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band 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 - <https://what3words.com/speakers.episodes.anchovies>

MOVEABLES

All carpets, fitted floor coverings and blinds 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 5XL

SOLICITORS

Mitchells Robertson Solicitors
36 North Hanover Street
Glasgow
G1 2AD

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.

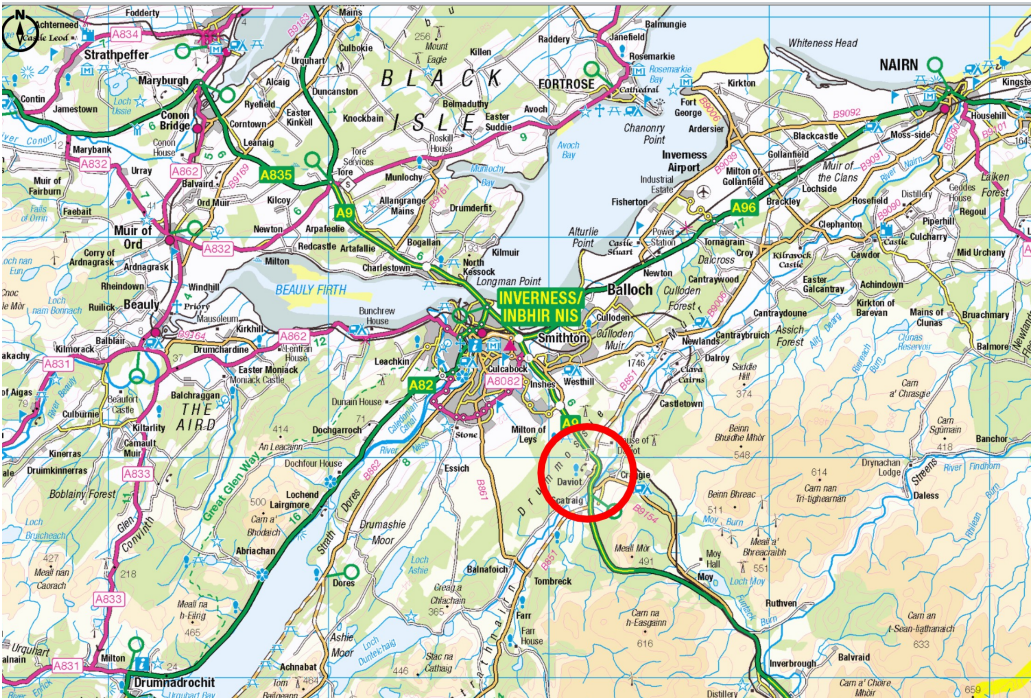






IMPORTANT NOTES

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 July 2023.





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