

Flat 1, Hedgefield House

Culduthel Road.



Galbraith



A three-bedroom executive apartment within landscaped communal grounds, close to the city centre.



City Centre 0.7 miles. | Inverness Airport 9 miles.

(All distances are approximate)

One Reception Room. Three Bedrooms.

Well-presented executive apartment its own independent access.

Established communal garden grounds.

Residents parking.

Within walking distance of the city centre.

Offers Over £320,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com

Situation

The Hedgefield Apartments are situated in the popular residential area of Culduthel, just a fifteen-minute walk from the city centre. Local amenities found at Kingsmills include a general store with post office, a baker, a chemist, a delicatessen, cafes, hotels/restaurants and Crown Primary School. Secondary schooling is provided at Millburn Academy. 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 offers regular flights to the south and Europe.

Description

Hedgefield House is a handsome category B-listed property, originally built in 1821 and extended in 1846. Once a hostel for pupils at the Inverness Royal Academy, the property has also been used as a hall of residence for those studying at Inverness College and as a management training centre. Tulloch Homes bought Hedgefield House in 2007 and sympathetically converted the building into executive residential apartments and built several new apartment blocks within the grounds. Flat 1, is situated to the rear of the building, benefits from having its own independent access and is in walk-in condition. The comfortable accommodation is spread over two floors and includes a double aspect upper floor bedroom with fitted wardrobe and two lower floor bedrooms, both with en-suite facilities. There is a bike store within the main building to which Flat 1 has access.

Accommodation

Ground Floor – Entrance Hall. Sitting Room. Dining Kitchen. Bedroom with en-suite Shower Room. Jack & Jill Bathroom. Bedroom.

First Floor – Bedroom.

Garden Grounds

The apartments sit within generous, established communal garden grounds that are mainly laid to lawn and fringed with mature deciduous trees. A tarmac driveway leads to ample residents parking to the rear of the building

Additional Information

A factoring fee of approximately £100 - £150 per month, paid quarterly covers building insurance, maintenance and upkeep of the garden grounds.

Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band E

EPC

Band C





Services

Mains Water and Drainage | Gas Heating | Broadband and Mobile Available*

*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



palms.below.models



Post Code IV2 4FN

Fixtures and Fittings

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.

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.

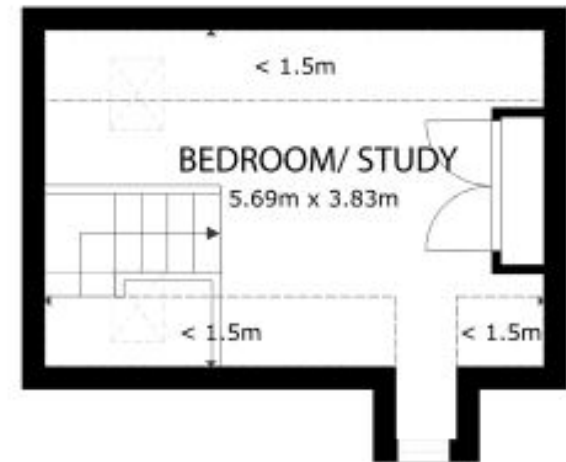
Health & Safety

Appropriate caution should be exercised at all times during inspection.





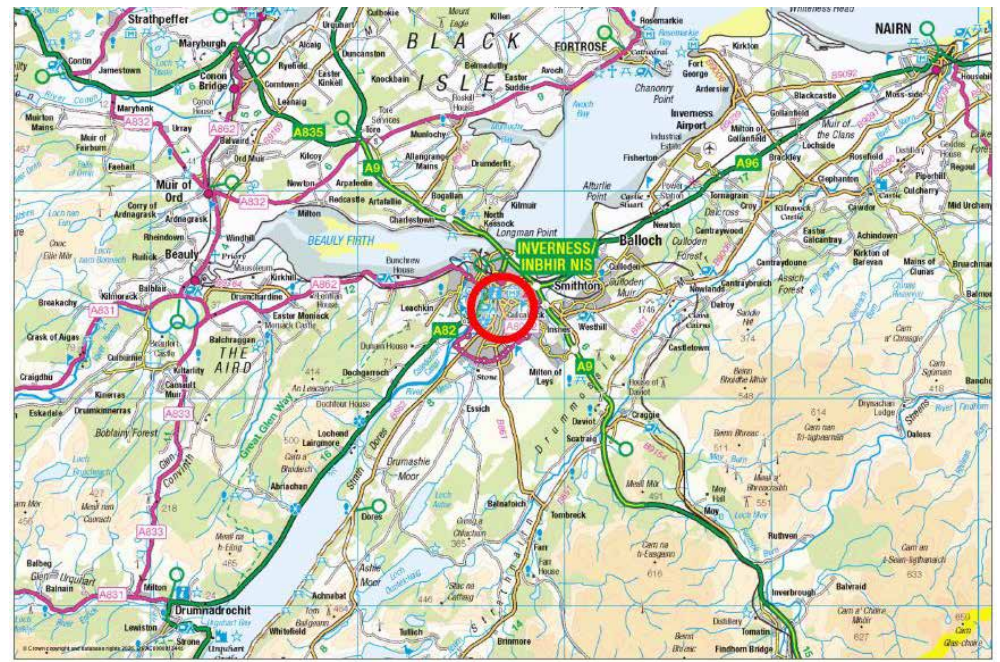
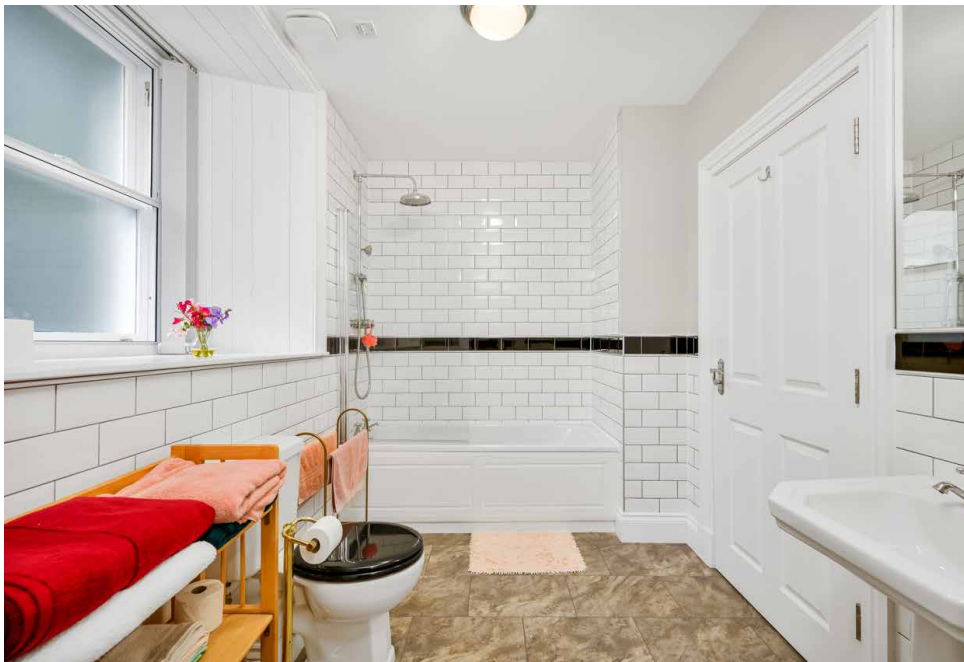
GROUND FLOOR



FIRST FLOOR

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 April 2026





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