

Glenria
Cantraybruich,
Culloden Moor,
Inverness,
Highland, IV2 5EG

Offers Over
£560,000







tailormade moves

- Impressive detached bungalow positioned within a small hamlet
- Peaceful semi-rural location, conveniently located 8 miles from Inverness
- Generous private grounds extending to approximately 2 acres
- Five well-proportioned double bedrooms all with fitted wardrobes
- Substantial principal bedroom with bay window, dressing room & en-suite
- Spacious lounge with triple aspect bay windows and wood burning stove
- Generous kitchen/diner ideal for family gatherings and entertaining
- Family bathroom, utility room, boot room and additional WC
- Family room that opens onto rear garden and 2 home offices
- Triple garage, workshop benefitting from power and lighting. EPC band D









Fantastic opportunity to purchase a spacious family home in the small hamlet of Cantraybruich, Culloden Moor. Seldom available, this impressive bungalow offers generous accommodation coupled with grounds which extend to approximately 2 acres. Tucked away on a private road, this home has all the benefits of semi-rural living, whilst still only 8 miles from the city centre. The property extends to 252m2, ensuring the rooms are all well-proportioned and the layout works well for those working from home. The substantial lounge benefits from plenty of natural light from the feature bay windows on triple aspects and offers a wood burning stove. The spacious open-plan kitchen/ dining area provides an ideal space for both entertaining and everyday family life. The kitchen is fitted with a stylish central island, an induction hob, integrated oven, combination oven, coffee machine, dishwasher, and a separate American fridge/freezer. The dining area offers ample space for a large dining table and chairs, while the kitchen island provides additional seating for more informal dining. There is good size family room with patio doors accessing the rear. The property offers two offices, ideal for those looking to work from home. There are five double bedrooms which all benefit from double fitted wardrobes. The master suite is a substantial size and offers an impressive bay windowed room, as well as a dressing room and ensuite shower room. The family bathroom, utility room and WC complete the accommodation. There is excellent storage throughout, with 2 large hall cupboards and a partially floored loft, with light. The sizeable grounds allow plenty of privacy and are fully enclosed and mostly laid to lawn. There are 2 patios ideal to sit out and enjoy the sun.

Lounge / Kitchen
25'9" x 15'6" (7.86 x 4.74)

Sun Room
21'7" x 14'8" (6.60 x 4.49)

Principal Bedroom
21'5" x 11'1" (6.55 x 3.40)

Ensuite
9'10" x 7'6" (3.02 x 2.29)

Dressing Room
7'8" x 7'8" (2.36 x 2.36)

Bedroom 2
13'8" x 9'4" (4.17 x 2.87)

Bedroom 3
10'7" x 9'3" (3.23 x 2.82)

Bedroom 4
10'7" x 9'8" (3.25 x 2.95)

Bedroom 5
11'6" x 7'3" (3.53 x 2.22)

Bathroom
17'11" x 9'3" (5.47 x 2.82)

Family Room
13'7" x 11'7" (4.16 x 3.55)

Boot Room
6'1" x 5'4" (1.86 x 1.65)

WC
7'6" x 6'1" (2.31 x 1.86)

Utility Room
9'7" x 6'8" (2.94 x 2.05)

The triple garages have power and lights, as do the workshop and log store and the large stone chipped drive provides ample parking. Overall, this would be the ideal purchase for any families looking for additional space to have a home office or run a business from the grounds.

LOCATION
Glenria is accessed via a private road which is shared between 3 properties and is close to the historic Culloden Battlefield. At nearby Balloch there is a grocery store, community hall, veterinary surgery, nursery and primary school. Other local amenities can be found in Croy, which include a well utilised local community hall, nursery, mothers and toddlers' group, walking group and church. The property is within the catchment area for the sought after Croy Primary School and secondary schooling is available at Culloden Academy, which also has a community leisure centre and swimming pool on site. There is good bus links to the city centre which provides a full range of shops and services including retail shops, bars, restaurants, supermarkets, post offices and rail and bus stations. There is easy access to the A96 and the property is within commuting distance to Inverness, the airport and Nairn. Inverness is the main business and commercial centre of the highlands and offers the full range of shopping, entertainment and leisure facilities associated with city living.

Directions: From Inverness city centre, head east towards Culloden Road B9006, follow signs for Culloden Battlefield, continue on the road, passing Culloden Battlefield visitor centre, continue through Sunnyside towards Culloden Moor. Glenria is situated approximately 200-300 yards on the left, accessed via a private road.

Or alternatively use what3words built.blacked.voltage

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, combination oven, extractor and dishwasher. Free standing American fridge/freezer. Ride on mower, leaf collector, trailer and children's play frame.

SERVICES: Mains electricity and water. Private drainage via septic tank. Satellite, Telephone and Broadband.

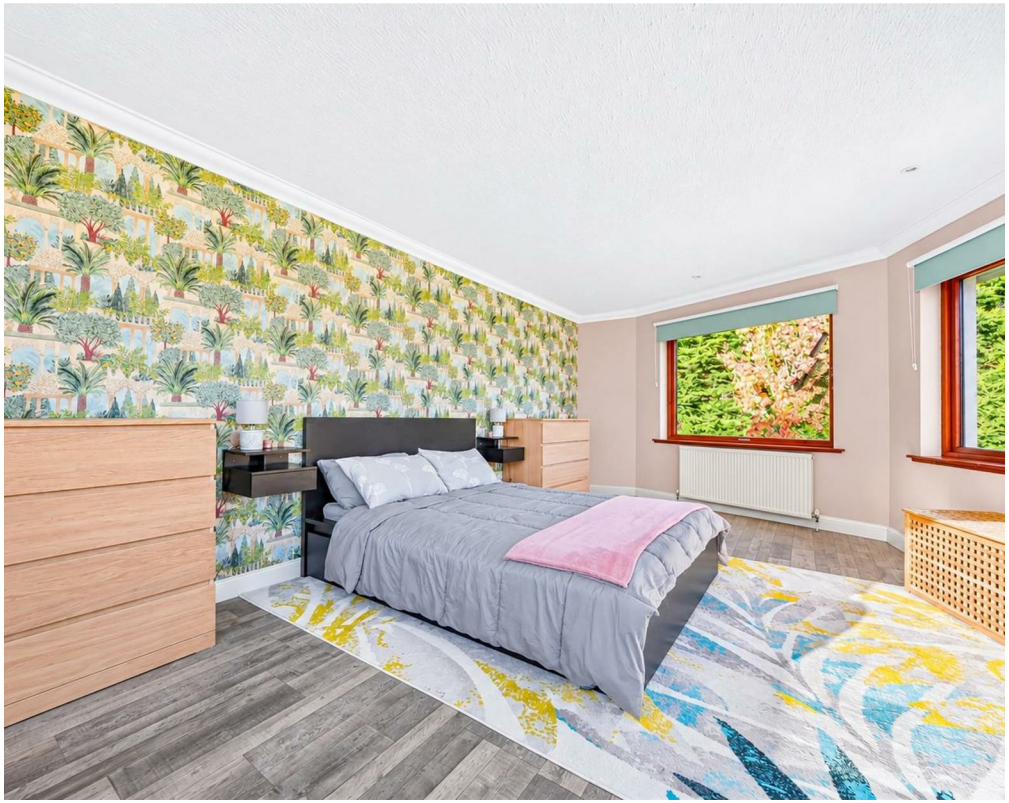
COUNCIL TAX: Band G

TENURE: Freehold.

FLOOR AREA: 252m2

ENTRY: By mutual agreement.

VIEWING: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.











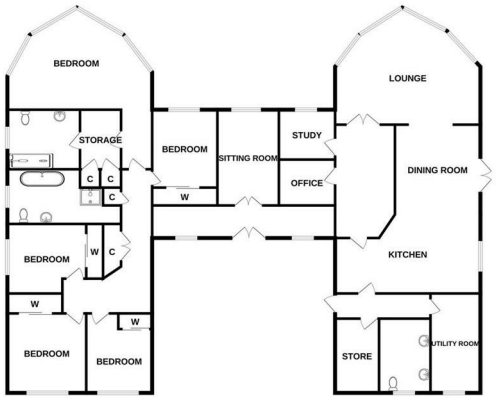


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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