

Middlefield, Caulfield Road North, Cradlehall, Inverness IV2 5NQ

Offers Over £385,000





Attractive detached villa situated in the highly desirable area of Cradlehall approx. 3 miles from Inverness city centre. Accommodation: Ent Vestibule, Hall, Living Room, Dining Room/ Bed 4, Study, Kitchen/Diner, Utility Room, 3 Bedrooms, (2 En Suite & 1 Dressing Room), Bathroom and WC. Recently decorated and upgraded to a high standard with new roof, insulation, UPVC windows, external doors and carpets. New Worcester combi-gas boiler with a 12-year warranty. Double glazing and gas central heating. Detached garage currently converted into a home gym, ideal for studio, office or potential residential annex subject to planning. Ample driveway parking and a generous enclosed garden. The property is ideally situated for local amenities. Immaculate walk-in condition with flexible layout, perfect for a variety of purchasers, viewing is essential to appreciate the property and the location.



Middlefield is situated in the pleasant and popular residential area of Cradlehall, approximately 3 miles from Inverness city centre. The primary school at Cradlehall and the secondary Culloden Academy are both within easy reach. Local amenities include a Co-op, bakers shop, hairdresser, Indian restaurant, dental surgery and nursery. Inshes Retail Park, Simpsons Garden Centre and Glass House Restaurant, Beechwood Business Park, University campus and Raigmore Hospital are all a short distance away. Inverness is very much the commercial and business centre for the Highlands of Scotland and Cradlehall is convenient for the Airport which is located to the east of the city. Excellent public transport links with good bus and rail connections. There are countless things to see and do locally, including the tree lined walk to Ness Islands, Inverness Castle and Cathedral. Superb selection of restaurants, bars and nightclubs. Cradlehall was named as one of the top 10 places to live in Scotland. in the 2024 list by Garrington Property Finders.





Entrance Vestibule: 2.32m x 1.23m

Stone clad vestibule, entered via a new hardwood front door with feature glazed panel. Glazed panelling on two sides. Glazed door opens to the hall.

Hall:

Welcoming hall with large shelved cupboard, further shelved cupboard and under-stair cupboards providing excellent storage. Three chandeliers are included. Alcove with hooks for coats and boots. Radiator.

Living Room: 5.60m x 3.76m

Bright double aspect room with window to the side and new hardwood patio doors to the front overlooking the garden with views to the Black Isle. Feature Cornicing. Two radiators.

WC: 2.10m x 1.18m

With wc and wash hand basin set in vanity storage. Window to the rear and extractor fan. Black sparkle floor tiles. Radiator

Dining Room/Bed 4: 3.37m x 2.50m

Previously used as a dining room but could also be a bedroom, study or family room. Window to the front. Radiator.

Kitchen/Diner: 3.96m x 2.51m

Bright modern fitted kitchen with wall and floor mounted units with pull-out pantry storage. Attractive worktops and tiled splash backs. Breakfast bar. Gas hob with extractor over. Integral dishwasher, electric oven and new microwave. The Samsung fridge/freezer is included. 1½ stainless steel sink and drainer. Picture window to the rear and extractor fan. Radiator.

Utility Room: 2.51m x 2.82m

Practical room with matching kitchen units and worktop. Plumbed for a washing machine and vented for a tumble dryer. Radiator. Window to the side and new hardwood door to the rear garden.

Bedroom 1: 3.77m x 3.41m

Ground floor bedroom with window to the front overlooking the garden to the Moray Firth and Black Isle. Radiator. Open archway leads to the dressing room.

Dressing Room: 2.30m x 2.15m

Practical space with window to the rear. Leads to the en-suite.

En-Suite: 2.25m x 2.23m

Spacious en-suite with wc, wash hand basin and bath with shower over. Extractor light and window to the rear. Large fitted mirror and shelved cabinet. Towel radiator. Tiled floor and splashbacks.

Stairs from the hall, with window at half-height, lead up to the upper landing. Two sun tubes make this a bright space. Three fitted double wardrobes in the eaves provide ample storage.

Bedroom 2: 5.12m x 4.01m

Light and bright room which could also be used as an upstairs living room. Three large Velux windows with further windows below provide open views over the garden to the Moray Firth, Kessock Bridge, Black Isle and Ben Wyvis in the distance. Access hatch into the eaves. Two radiators.





En Suite: 4.00m x 1.70m

Elegant wet room with window to the side. Vanity wash hand basin, wc, double-ended bath and walk-in rainfall shower. Built-in storage, illuminated mirror and multi-coloured mood lighting. Extractor fan and towel radiator.

Bathroom: 1.85m x 1.91m

New bathroom suite comprising WC, wash hand basin, bath with rainfall shower attachment over. New wall and floor tiling. Radiator with towel rail attachment. Bathroom cabinet.

Study/Bed: 2.02m x 2.42m

Quietly situated with Velux window to the rear. Ideal study or child's bedroom. Access into the eaves. Radiator.

Bedroom 3: 3.75m x 2.80m

Double bedroom with window to the side. Fitted double wardrobe with hanging rail and top shelf. Radiator.

Garden:

Middlefield has enclosed garden ground to the front, side and rear. Boundaries are of timber fencing and hedging. Large gated driveway with space for parking a number of vehicles. The garden has extensive lawned areas, well-stocked flower beds and a number of mature trees and shrubs. Wooden shed and additional storage found to the rear of the garage. Whirlygig, external tap and lighting. Private patio area overlooking the front garden.

Garage: 5.32m x 3.28m

The detached garage has been converted into a home gym with insulated walls, roof, carpet and a mirrored wall. Window to the front and pedestrian door to the side. Built-in shelving. Power and light.

Block Store: 1.90m x 1.40m

Practical store, ideal for bicycles and outdoor equipment. Breeze block walls, concrete floor, power and light.

Viewing:

Please contact Mr Macleod on 07778 759311.

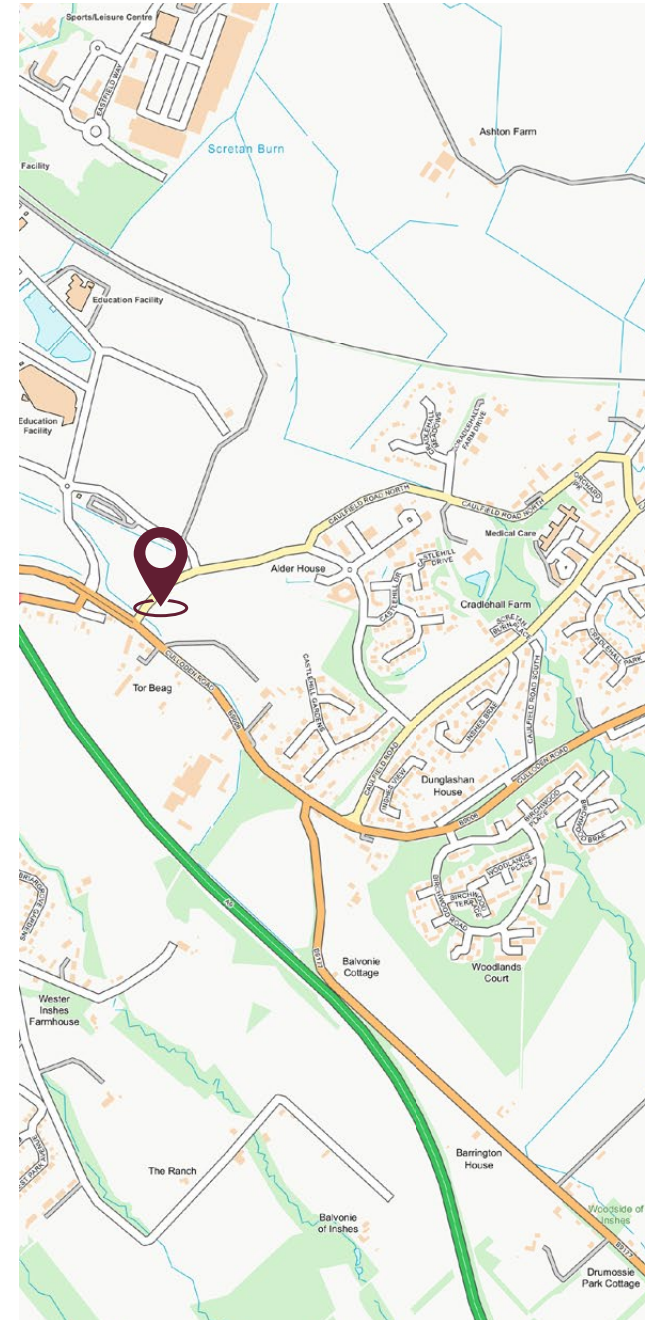
EPC Rating: C**Extra:**

The original roof on the property was replaced with 120mm Kingspan insulation fitted between the trusses on the sloping roofs and 18mm timber sarking fitted with 6mm gaps then a breather membrane, new battens, and roof tiles. New dry verge and ridge. New UPVC facias & soffits with 50mm insulation. Entrance vestibule roof has had 100mm insulation fitted and a new roofing membrane fitted (10-year guarantee). New guttering and downpipes. The tops of the gable walls have been stripped, extended and 120mm Kingspan insulation fitted then clad with new Cedral cladding. External walls have been clad with 100mm insulation and coated with a K-Rend silicone base coating system with a 30 year guarantee. The garage has had the same works carried out with internal insulation.

Directions:

From Inverness city centre (eg railway station), drive east along Millburn Road and at the roundabout turn right on to Old Perth Road. Continue on this road past Raigmore Hospital, straight over the next roundabout, over the A9 and on to Culloden Road. After the right hand fork for Drumossie Hotel, take the road to the left at the traffic lights into Caulfield Road. Follow this road, passing the shops on the left and turn second left into Caulfield Road North and Middlefield is the second house on the right hand side. What3Words reference:

<https://w3w.co/wishing.grasp.migrate>



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MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

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