

# Sarian, Caulfield Road North

Cradlehall, Inverness, IV2 5NG

**Offers Over £600,000**







- Stunning contemporary detached bungalow in sought after location
- Stylish quality finishes throughout, stunning views across Moray Firth
- Lounge, dining hallway, sleek kitchen/dining room, sunroom
- 5 double bedrooms, 3 ensembles, bathroom, utility, double garage
- Large enclosed gardens with views, patio, summer house, drive
- EPC Band C



## Description

Welcome to this exceptional five-bedroom bungalow, a true sanctuary for those who love to entertain and enjoy modern living. Upon entry, you are greeted by a spacious open-plan dining hallway, ideal for social events, currently equipped with a pool table. The bright and inviting lounge boasts stunning sea views, offering the perfect spot to relax and unwind. The sleek, contemporary kitchen features plenty of wall and base storage, with integrated appliances including an induction hob, oven, extractor, fridge, and dishwasher. A breakfast bar is also included for more casual dining. This is truly the heart of the home and seamlessly connects to a sunroom where you can bask in the coastal scenery while enjoying your morning coffee. The property includes five generously-sized double bedrooms, three of which have ensuite shower rooms, in addition to the family bathroom.

The expansive grounds extend over half an acre, ensuring peace and privacy. The gardens encircle the property, allowing you to enjoy sunlight throughout the day, whether relaxing or hosting outdoor gatherings. The patio is perfectly positioned to take in views of the Moray Firth and the Black Isle beyond. A versatile summer house provides the ideal space for a home office or gym, offering flexibility to meet your needs. The double garage not only provides secure parking but also leads to a fully equipped office space, perfect for remote work. A large driveway offers parking for up to four vehicles. This outstanding home blends luxury, comfort, and practicality, making it an opportunity not to be missed!





## Room Dimensions

Entrance Hall	(21' 7" x 16' 7") or (6.59m x 5.05m)
Lounge	(19' 8" x 19' 5") or (6.00m x 5.91m)
Kitchen/ Family/ Dining Room	(19' 7" x 22' 8") or (5.96m x 6.90m)
Utility Room	(11' 9" x 7' 0") or (3.59m x 2.14m)
Sun Room	(11' 9" x 11' 5") or (3.57m x 3.49m)
Principal Bedroom	(14' 3" x 13' 0") or (4.34m x 3.96m)
Principal Bedroom En Suite	(10' 1" x 11' 9") or (3.08m x 3.58m)
Bedroom 2	(11' 9" x 10' 1") or (3.59m x 3.08m)
Bedroom 2 En Suite	(9' 9" x 6' 4") or (2.96m x 1.92m)
Bedroom 3	(11' 9" x 9' 5") or (3.58m x 2.86m)
Bedroom 3 En Suite	(8' 4" x 6' 0") or (2.54m x 1.84m)
Bedroom 4	(10' 8" x 11' 2") or (3.26m x 3.41m)
Bedroom 5	(9' 10" x 11' 3") or (3.00m x 3.42m)
Family Bathroom	(11' 3" x 8' 0") or (3.42m x 2.45m)







### Extras

All floor coverings, fixtures and fittings, including all light fittings. Integrated appliances include induction hob, oven, extractor, fridge and dishwasher. Freezer in utility room. Curtains, curtain poles and window blinds. Summer house.

### Services

Freehold

### Council tax

Band G

### Entry

By mutual agreement.

### Tenure

Freehold

### Viewing

To arrange a viewing please contact Travis on 07402405946 or 01463 233218.



**Tel: 01463 233218**

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