



## 77 CRADLEHALL PARK

INVERNESS, IV2 5DA

£245,000  
OFFERS OVER

\*\*\*\*\* Now £15,000 Below Valuation – Don't Miss Out! \*\*\*\*\*

This is a rare chance to snap up a 3-bedroom detached bungalow in the hugely popular Cradlehall area of Inverness. Just a short stroll from shops, the primary school, and bus links, it's perfectly placed for easy living in a fantastic location. A superb opportunity with serious potential!!



**home sweet home**  
**estate agents**  
your local property experts



## 77 CRADLEHALL PARK

- \*\*\*NOW £10,000 BELOW VALUATION\*\*\* • 3 BEDROOM DETACHED BUNGALOW • POPULAR AREA OF CRADLEHALL • SPACIOUS LOUNGE • STYLISH KITCHEN • LARGE GARDEN IDEAL FOR FAMILIES • COUNCIL TAX BAND C • EPC BAND D • DRIVEWAY PARKING



NOW £15,000 BELOW VALUATION – Fantastic Value in Cradlehall!

An excellent opportunity to secure a 3-bedroom detached bungalow in the ever-popular Cradlehall area of Inverness. Offering flexible living space both inside and out, this home is ideal for buyers looking to put their own stamp on a well-located property.

Step inside to a bright and welcoming living room – a great space for relaxing or entertaining. The kitchen is well laid out, with a good range of wall and base units, making it both practical and functional for everyday use. There are three comfortable bedrooms, each enjoying plenty of natural light and offering versatile space for family, guests, or even a home office. The bathroom includes a white suite along with the added benefit of a separate shower.

Outside, the front garden is mainly laid to lawn, with a driveway providing off-street parking and leading to a detached garage. The rear garden is a private, level space that offers plenty of potential – ideal for outdoor relaxation, gardening, or creating your own oasis.

The location is a real highlight – just a short walk away you'll find a great selection of local shops, the highly regarded Cradlehall Primary School, and a convenient bus stop.

Cradlehall Park is ideally situated in the well-established and highly sought-after Cradlehall district of Inverness, offering convenient access to a wide range of local amenities. With frequent bus links to the city centre and a nearby bus stop, commuting is easy and hassle-free. Cradlehall Primary School is within close proximity, and secondary education at Culloden Academy, which is also within easy reach and features an excellent public sports centre and swimming pool. Additionally, Inshes Retail Park, Raigmore Hospital, Beechwood Business Park, and The UHI Campus are all just a short distance away, making this location both practical and well-connected.

Council Tax Band C  
EPC Band D

Home Report Available By Contacting  
[hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

Entry Is By Mutual Agreement  
Viewing By Appointment Through Home Sweet Home on 01463 710 151

Any offers should be submitted in Scottish legal form to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.

## 77 CRADLEHALL PARK



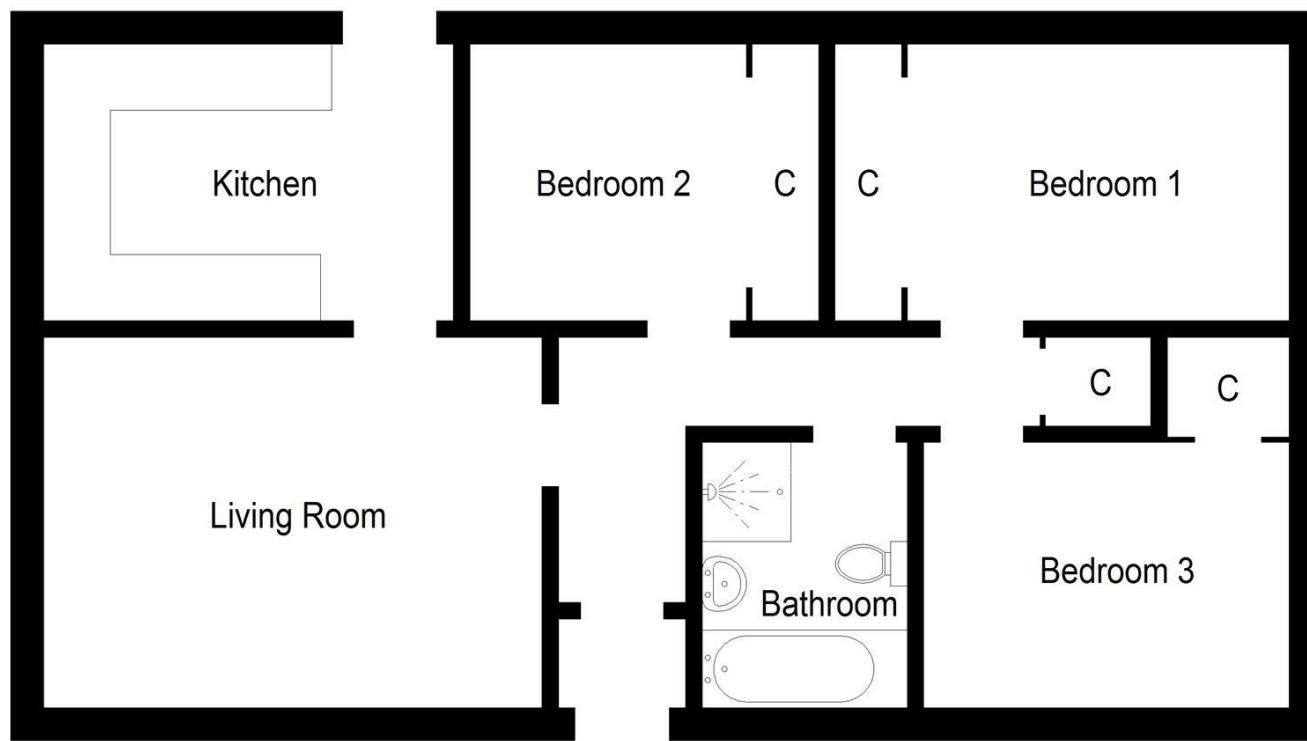
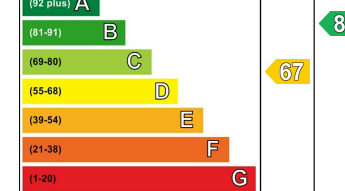


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1122613)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents  
Inverness Sales  
5 Bank Street  
Inverness  
IV1 1QY

01463 710151  
hello@homesweethomemoves.co.uk  
www.homesweethomemoves.co.uk

