



BRACKLA WOOD

CULBOKIE, IV7 8GY

£360,000
FREEHOLD

Fabulous opportunity to purchase a 3 bedroom bungalow located by the village of Culbokie. With spacious accommodation throughout and fantastic garden grounds which extend to approx 1 acre. This is one not to miss!



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BRACKLA WOOD

• 3 Bedroom Bungalow • Located By Culbokie • Beautiful Garden Grounds Extending To Approx 1 Acre • Spacious Accommodation Throughout • Multi Fuel Stove • 2 Reception Rooms • Dining Kitchen • Double Garage And Carport • Garden Studio • EPC Band E



Full Description

This charming 3-bedroom bungalow located just 2 miles from the tranquil village of Culbokie on the Black Isle, offering spacious living and stunning garden views. Set within approximately 1 acre of beautifully landscaped grounds, this home is perfect for those seeking a peaceful countryside lifestyle with easy access to local amenities.

Key Features:

Lounge: The inviting lounge is a cosy space, complete with a multi-fuel stove, perfect for those cold Highland evenings.

Kitchen: A well-equipped kitchen with a good arrangement of base and wall-mounted units and ample work surface space. There is plenty of room to accommodate a dining table, making it perfect for family gatherings. Additionally, a separate utility room provides extra convenience.

Second Reception Room: A versatile space that can serve as a family room or formal dining room, offering additional living space to meet the needs of a growing family.

Bedrooms: All three bedrooms are generously sized, offering comfort and plenty of natural light.

Bathrooms: The property benefits from both a family bathroom and a separate shower room.

Outbuildings: There is a double garage, a carport with a wood store, and a garden studio that has

been fully insulated and lined, making it suitable for use all year round as an office or hobby space. **Garden:** The beautifully maintained garden is a standout feature, with an abundance of colourful plants that bloom throughout the seasons—a true paradise for gardening enthusiasts. It includes a productive fruit and vegetable plot, with adjoining greenhouses and a polytunnel. The garden is also a great wildlife haven, with daily sightings of red squirrels. The charming summer house provides a peaceful spot to relax and take in the fabulous surroundings.

This exceptional garden has been featured in the book 'Scotland for Gardeners', highlighting its remarkable design and appeal.

Location

Brackla Wood is located approx 2 miles from the village of Culbokie which provides amenities for every day essentials including a village shop and pub. Primary School children attend Culbokie Primary School while secondary pupils attend Dingwall Academy for which a school bus is available.

Transport: The area is well-connected by bus routes to Dingwall and Inverness. Inverness, with its wide array of shops, restaurants, and transport links, is just a 20-minute drive away, making it easily accessible for larger town and city amenities.

The surrounding countryside also offers an abundance of walking trails and outdoor activities for nature and outdoor enthusiasts.

Additional Details

Council Tax Band F

EPC Band E

Oil Fired Central Heating

Double Glazed Throughout

Home Report Available By Contacting:

hello@homesweethomemoves.co.uk

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet

Home, call Carol on 07880 888 686

Any offers should be submitted in Scottish legal form to 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.

Lounge

Kitchen

Utility Room

Dining Room

Shower Room

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1668.00 sq ft

Tenure – Freehold





Illustration For Identification Purposes Only. Not To Scale (ID: 11020003 / Ref: 001007)



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	46	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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

