



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

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Impressive contemporary five bedroomed home with triple garage set in approximately 2 acres in a scenic rural location surrounded by the open countryside but within approximately 8 miles of Inverness. Inverness has an extensive range of retail, leisure and business facilities. The village of Balloch is only 3 miles away and offers local amenities such as a modern convenience store, Post Office, veterinary surgery and Primary School. Secondary schooling is available at nearby Culloden Academy where there is a community leisure complex with a swimming pool. Buses are provided to both schools. The property benefits from many pleasing features such as the oak flooring, cornicing and dado rails. The garden grounds and patio areas have superb views over the Strathnairn Valley. There is also potential for future development in the grounds subject to obtaining all necessary consents. Viewing is highly recommended.

HALLWAY • FAMILY ROOM • LOUNGE/DINING ROOM • KITCHEN • UTILITY ROOM • WC  
CLOAKROOM • 5 BEDROOMS (MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE)  
BATHROOM • OFFICE • STUDY  
TRIPLE GARAGE • SUMMER HOUSE • SHED • PERGOLA  
OIL FIRED CENTRAL HEATING • DOUBLE GLAZING

**VIEWING TELEPHONE HARPER MACLEOD LLP ON 01463 795006**  
or weekends on 07748 700 036

**Fixed Price £400,000**

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**Accommodation:-**

Double doors with glass panes leading into hallway.

**HALLWAY** 11.14m x 1.69m (36'6" x 5'6")

Window to front. Dado rail. Cornicing. Oak flooring. There are archways at both ends of the hallway leading to inner hallways with doors at one end to the kitchen, dining room, lounge, office and study. The other end has doors leading to the bedrooms and bathroom. Linen cupboard with shelves. Double storage cupboard with hanging rail and shelves.



Access to the family room is from the main hallway.

**FAMILY ROOM** 3.54m x 4.17m (11'7" x 13'8")

French doors leading out onto patio area. Oak flooring. Dado rail. Cornicing. T.V. point.

**LOUNGE/DINING ROOM**

**Lounge** 6.59m x 5.03m (21'7" x 16'6")

French doors leading from the hallway. Four large windows with viewings over the open countryside. Oak flooring. Ceiling rose. Cornicing. Wood burning



stove on Caithness stone hearth. Pillared archway to dining room. T.V. point. Telephone point.

**Dining Room** 3.56m x 4.74m

Patio doors to side. Oak flooring. Cornicing.

**OFFICE** 2.34m x 2.23m (7'8" x 7'3")

Window to rear. Cupboards with work top. Carpet. Cornicing.

**STUDY** 2.21m x 1.73m (7'3" x 5'8")

Window to hallway. Work top with shelves. Carpet. Cornicing.





**KITCHEN** 4.15m x 6.56m (13'7" x 21'6")  
Window facing south and window to front. Stainless steel sink with mixer tap. Wall and base units with worktop and complimentary tiling. Breakfast bar. Island unit. Two cookers with ceramic hob, electric ovens and Neff extractor. Integrated dishwasher. Fridge. Spotlights. Door to back hallway.



**Back Hallway**  
Doors to utility room, wc, cloakroom and front.

**UTILITY ROOM** 2.33m x 2.93m (7'8" x 9'7")  
Window to front. Carpet tiles. Wall and base units with worktop and complimentary tiling. Stainless steel sink with mixer tap. Pulley. Tumble dryer. Fridge/freezer.

**WC** 1.85m x 2.31m (6'11" x 7'7")  
White wc and "his and her" wash hand basins set in vanity unit. Complimentary tiling to walls. Mirrors. Extractor. Shaver socket. Tiled floor.

**CLOAKROOM** 1.85m x 1.65m (6'1" x 5'5")  
Shelves and hanging rails. Electrics. Water tank. Hatch to loft. Carpet.

**BEDROOM 1** 3.53m x 2.22m (11'7" x 7'3")  
Window to side. Double mirrored wardrobes. Carpet.

**MASTER BEDROOM** 4.10m x 6.55m (13'5" x 21'6")  
Four large windows with views over the open countryside. Carpet. T.V. point. Spotlights.



**DRESSING ROOM** 2.35m x 2.36m (7'8" x 7'9")  
Double mirrored wardrobes. Recessed vanity unit with sink, mixer tap and complimentary tiling. Dressing table. Carpet. Extractor.

**EN-SUITE BATHROOM** 3.04m x 2.29m (9'11" x 7'6")  
Window to side. White WC, bath and wash hand basin with complimentary tiling. Tiled floor. Extractor.

**BATHROOM** 2.81m x 2.88m (9'2" x 9'5")  
Window to side. White wc, "his and her" wash hand basins and bath. Steps up to recessed shower enclosure with Mira Excel shower. Complimentary tiling. Mirrors. Shaver socket. Extractor. Tiled floor.



**BEDROOM 3** 2.87m x 4.17m (9'5" x 13'8")  
Window to side. Triple wardrobes. Carpet.

**BEDROOM 4** 3.25m x 2.93m (10'8" x 9'7")  
Window to front. Double wardrobes. Carpet.

**BEDROOM 5** 3.23m x 2.94m (10'7" x 9'7")  
Window to front. Double wardrobes. Carpet.

**GARAGE**  
Treble garage with power and light.

**OUTSIDE**  
An access road leads from the B9006 to the entrance of Glenria with stone pillars to each side of the driveway and a gate. A sweeping driveway leads to Glenria.

The garden grounds are mainly laid to lawn with peach trees, plumb trees and apple trees. There are patio areas to the front, side and rear of the property.

**EXTRAS**  
All floor coverings, light fittings, blinds, a selection of curtains, integrated kitchen appliances, fridge, tumble dryer, fridge/freezer, shed, summerhouse and pergola are included in the sale.

**SERVICES**  
Mains water and electricity. Drainage to a septic tank.



**COUNCIL TAX**  
Band G

**ENTRY**  
By mutual agreement.

**DIRECTIONS**  
From Inverness take the B9006 signposted Culloden Battlefield. Proceed past the Battlefield and continue through Sunnyside. The entrance to Glenria is approximately 200/300 yards after the Caravan Park on your left, up the private road.



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The above particulars, although believed to be correct, are not guaranteed and any measurements stated therein are approximate only.

The plans on these particulars are for demonstration purposes only and the exact extent of land included in any sale will be subject to final approval by the sellers.

The mention of any appliances and/or services does not imply that they are in full and efficient working order.