



5 Cradlehall Meadows, Inverness

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

5 Cradlehall Meadows Inverness IV2 5GD

A beautifully appointed detached home set within one of the largest garden plots in this much admired and sought after development on the edge of Inverness.

Inverness 2.5 miles, Inverness Airport 8.5 miles (mileages are approximate).

Reception hall | Lounge | Study | Conservatory/
Dining room | Kitchen/breakfast/family room
Utility | WC | Principal bedroom with en suite
bathroom | 4 Further bedrooms, 1 with en suite
WC | Family bathroom | Garden | Double
Garage/games room | Store | Storage container/
Gym | Tennis court | EPC Rating C

The property

5 Cradlehall Meadows is a detached property offering over 2,200 sq. ft. of accommodation arranged across two floors. This highly desirable home is positioned in a garden plot of approximately 1 acre, (only one of two) in the development of 15 properties, providing an abundance of outdoor space.

The spacious central reception hall has two cupboards and a WC with the front-facing study located off. Double doors open into the 25 ft. lounge, with its bay window, feature fireplace and abundance of natural light via the adjoining conservatory/dining room onto the deck. Alongside is the sociable kitchen/breakfast/family room, which features triple windows overlooking the rear garden. The room offers ample space to dine alongside a stylish contemporary range of handleless wall and base cabinetry, an island unit, breakfast bar and integrated appliances. Adjacent is a utility room and completing the floor is the large principal bedroom suite complete with built-in wardrobes and a luxury en suite bathroom, with Jacuzzi bathtub and separate walk-in shower.

The first floor is home to an additional four well-appointed bedrooms. The dual-aspect second bedroom benefits from an en suite shower room, whilst an adjacent family bathroom with separate shower and Jacuzzi bathtub completes the accommodation.

Outside

The property sits on an enclosed corner plot with views to the rear over the city and hills beyond. The circular/roundabout driveway leads up to the versatile detached double garage with store room adjacent. The garage/games area has power, lighting and heating. A stone wall and gates open into the expansive rear lawned garden with multi-level decked and paved terrace. The decking area has built in lighting and the outdoor shower is solar heated. The space is ideal for dining and entertaining al fresco. The floodlit tennis court which is club-size has artificial grass and could also be used for other outdoor activities/sports. A converted storage container behind a separate fenced area is currently being used as a home gymnasium which has electricity and lighting.

Situation

The property is located in a very desirable location only a short distance from the city centre. Cradlehall has various shops, a dentist, nursery and a primary school. Inverness is very much the commercial and business centre for the Highlands of Scotland and is convenient for the Airport which is located to the east of the city approximately 8 miles away. Inverness also has 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. Eden Court Theatre is the city's main venue for drama and entertainment and there is an excellent selection of restaurants, bars and nightclubs.













Floorplans

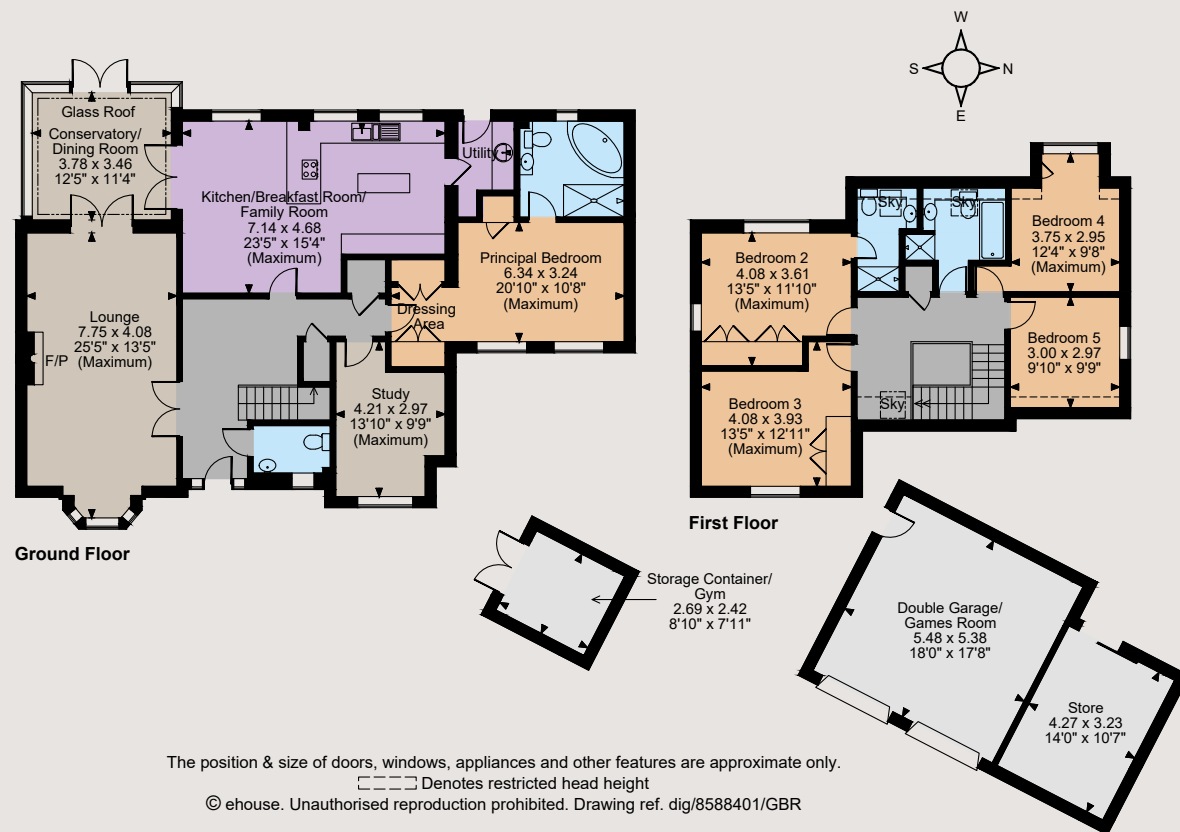
Main House internal area 2,286 sq ft (212 sq m)

Garage internal area 317 sq ft (29 sq m)

Outbuildings internal area 218 sq ft (20 sq m)

Total internal area 2,821 sq ft (262 sq m)

For identification purposes only.



Directions

What3Words ///nation.ropes.move

From Inverness take the B9006 Culloden Road and turn left onto Caulfield Road North. Continue along this road and turn left onto Cradlehall Farm Drive and then left onto Cradlehall Meadows. Take the next left and continue to the end of the road where you will find the property located at the end of the cul-de-sac on the left hand side.

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, water and drainage. Gas central heating.

Council Tax: Band G

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers over £595,000

Inverness

Castle House, Inverness, IV2 6AA

01463 719171

inverness@struttandparker.com

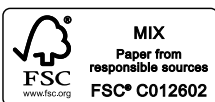
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2024. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

