

**BIRCHWOOD,**  
BRINCKMAN TERRACE, INVERNESS











## BIRCHWOOD, BRINCKMAN TERRACE INVERNESS

Inverness City Centre about 2.5 miles. Airport about 7 miles.

**A well presented family home in a peaceful residential setting on the edge of mature woodland.**

- The accommodation comprises:  
Ground Floor: Conservatory Porch. Entrance Hall. Sitting Room. Dining Kitchen. Garden Room. Bedroom with en suite Shower Room. Utility Room.  
First Floor: Master Bedroom with en suite Shower Room. Two further Bedrooms. Family Bathroom.
- Carefully renovated and retaining many original features.
- Delightful grounds with mature woodland with burn.
- Single garage and greenhouse.

About 0.53 acres in all (About 0.21 ha)



### CKD Galbraith

Reay House  
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## GENERAL

Birchwood is set within the popular residential area of Cradlehall in Inverness. The house sits on the very edge of the city boundary and so benefits from all the convenience of immediate in-town facilities whilst enjoying easy access to the delightful surrounding countryside. The house, which dates from 1960, has within its grounds a small, wooded glade, with the Muckovie Burn running through it and leading to Drumossie Moor and enjoyable walking country. The main aspect of the house looks across Inverness to majestic Ben Wyvis in the north and towards Loch Ness and the Great Glen in the west, an ever-changing panorama with beautiful sunsets.

Birchwood has been in the same family since construction, and the current owners have been careful in their recent comprehensive renovation to retain the character of this appealing family home whilst incorporating all the comforts and benefits of modern living. The sitting room and staircase both have mahogany panelled walls and most rooms have their original timber floors, while the new kitchen is beautifully appointed and compliments the style of property. An extension has been built to the rear of the house providing a fantastic, south-facing Garden Room with its double height ceiling and free-standing multi-fuel stove, creating a delightful sitting and entertaining area. Off this is a double bedroom with en-suite shower room, its low level orientation lighting and easy access doors providing both guest or elderly accommodation. Upstairs, the bedrooms and family bathroom have all been renovated to the same high standard.

Inverness is a thriving and expanding city, its strong economy reflected in its amenities with excellent restaurants, good shopping and continuing development. The mix of old and new has still allowed the city to retain much of its historic dignity and the strong Highland culture blends happily with modern theatre and the arts. Excellent schooling is available nearby at Cradlehall Primary and Culloden Secondary schools, while independent education is available at the recently established Moray Firth School, about seven miles away, and Gordonstoun School near Elgin. Inverness Airport, just a short drive away, offers regular flights to destinations all over the British Isles and summer flights to Europe, these options expanding all of the time. Immediately outwith the city lies the beautiful and unspoilt Highland countryside with its rivers and lochs, varied coastline and dramatic hills and mountains all providing many opportunities for rural sport and recreation.

## DESCRIPTION

Birchwood is approached off the public road via a gateway leading to a tarmacadam parking area at the side of the house. Steps lead to a door opening to:

### Conservatory Porch

**5 m x 2 m**

A triple aspect room with stunning views to the west and north and with tiled floor, cornicing and partly glazed door with glazed side panel opening to:

### Entrance Hall

**4.7 m x 2.1 m max**

With timber floor, cornicing, understair cupboard and doors to:

### Sitting Room

**6.2 m x 3.7 m**

A double aspect room with picture window with astragal windows to each side, stone chimney breast with recessed slate hearth with log store to side, timber mantelshelf, partly mahogany panelled walls, cornicing and timber floor.







#### **Kitchen**

**4.7 m x 4.2 m max**

With glazed door from entrance hall, large window to rear garden, fitted floor and wall units, larder cupboard, plate rack, Rangemaster cooker, extractor hood, integral fridge freezer, one-and-a-half bowl sink with drainer, tiled floor, partly tiled walls and glazed french doors to:

#### **Utility Room**

**3.1 m x 1.5 m**

With fitted floor and wall units, Belfast sink, washing machine, condenser tumble drier, tiled floor, coat hooks and cupboard housing gas fired boiler and water tank.

#### **Garden Room**

**5.8 m x 2.6 m**

A double aspect room with glazed doors from kitchen, partly glazed door to garden, tiled floor, multi-fuel stove with exposed flue on a tiled platform and door to:

#### **Bedroom 4**

**3.2 m x 3.1 m**

With vaulted ceiling, timber floor, Velux window, 2 walk-in wardrobes, one with access to roof space, low level orientation lighting and door to:

#### **En suite Shower Room**

**3.1 m x 1.8 m max**

With fully tiled shower cubicle with glass door, rainforest shower head and hand shower attachment, wash hand basin, heated ladder towel rail, mirror, shaver socket, WC, tiled floor, partly tiled walls and low level orientation lighting.

Returning to the Entrance Hall, a staircase with mahogany panelling leads to the first floor landing housing linen cupboard and with cornicing and doors off to:

#### **Master Bedroom**

**4.7 m x 3.3 m max**

A double aspect room with views to the east and north, fitted wardrobe, access to roof space and door to:

#### **En suite Shower Room**

**2.4 m x 1.8 m max**

An L-shaped room with fully tiled shower cubicle with rainforest shower head with hand shower attachment, wash hand basin, WC, shelf, heated ladder towel rail, low level orientation lighting and fully tiled walls and floor.

#### **Bedroom 2**

**4.8 m x 2.9 m max**

A double aspect room with views to west and north and with timber floor and fitted wardrobe.

#### **Bedroom 3/Study**

**3.2 m x 2.6 m max**

With walk-in wardrobe.



## Family Bathroom

3.4 m x 1.8 m max

With bath with rainforest shower over, wash hand basin, mirror, WC, heated ladder towel rail, tiled floor, partly tiled walls and stained glass window.

## OUTBUILDINGS

Within the grounds is a timber single garage and greenhouse.

## GARDENS GROUNDS

The grounds at Birchwood extend to approximately 0.53 acres in total. There is a large gravelled landscaped area to the front providing further off street parking for cars whilst to the side of the house the lawn is edged by raised beds planted with a colourful mix of shrubs and herbaceous perennials and underplanted with spring flowering bulbs. At the front and rear of the house are enclosed lawns. From both of these garden areas steps lead to the birch wood lying to the east of the property. This small, wooded gorge is crossed by the Muckovie Burn and gives both amenity and shelter as well as providing a supply of firewood for the house.

## SERVICES

Electricity	- mains
Water	- mains
Drainage	- mains
Heating	- mains gas fired
Internet	- Broadband available

Birchwood is wired throughout for Sky and cable television. There are telephone points in every room.

Birchwood has a combination of double and secondary glazing throughout.

## COUNCIL TAX

Birchwood falls into band F.

## EPC

The EPC rating is D.

## DIRECTIONS

From The Inshes roundabout, head east signposted to Culloden and Cawdor Castle. Pass Simpson's Garden Centre on the right and continue up the hill passing through two sets of traffic lights. Brinckman Terrace is on the righthand side. Follow this road round to the left and Birchwood is the white house on the left at the righthand bend. The postcode for the property is IV2 5BL.

## MOVEABLES

All fitted carpets, light fittings, kitchen/ utility room appliances are included in the sale.

## VIEWING

Viewing is by prior appointment only through the Selling Agents, CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness IV2 3HF. Telephone (01463) 224343. The person who may accompany you may however not be an employee of CKD Galbraith.







#### **MORTGAGE FINANCE**

CKD Galbraith have an arrangement with independent mortgage brokers Cluttons Private Finance who may be able to assist purchasers with funding. For details contact Matthew Griffiths in our CKD Galbraith Edinburgh office on 0131 240 6990.

#### **IMPORTANT NOTES**

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice.

2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of the services and appliances.

3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.

#### **4 CLOSING DATE**

A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously.

The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.

#### **5 OFFERS**

Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, Reay House, 17 Old Edinburgh Road, Inverness, IV2 3HF.

#### **6 Third Party Rights and Servitudes**

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.





**Galbraith**