



SouthForrest
Solicitors and Estate Agents



5 Bracara Road, Culduthel, Inverness, IV2 6FN

- Detached house.
- Four double bedrooms.
- Private driveway & garage.
- Spacious lounge & office room.
- Ensuite, bathroom & WC.
- Gas central heating.
- Open plan kitchen.
- Private gardens.
- Double glazing throughout.

Offers Over £345,000

An exciting opportunity to purchase a contemporary detached, four-bedroom house built by Barratt's in 2018 to the Balmoral style in the desirable Culduthel area of Inverness. With generous living space, excellent storage provisions and easy access to the City Centre, this property offers a stunning family home in immaculate condition.

Beautifully presented, the ground floor accommodation comprises of entrance hall, bright and spacious lounge, modern open plan kitchen with dining and living area, office/study room and WC. On the first floor the landing gives way to the main double bedroom with has an ensuite shower room, a further three double bedrooms and the spacious family bathroom which completes the accommodation. This property also benefits from gas central heating and double glazing throughout.

Private outdoor space includes a driveway with sufficient parking space for two vehicles and electric car charging port, detached single garage with electricity supply, well maintained lawn space to the front of the property and a fully enclosed rear garden offering a large lawn space with raised decking.

Appealing to a range of buyers, early viewing is recommended.

LOCATION

Situated in the sought-after Culduthel area of Inverness this property offers a convenient location within a popular residential cul de sac.

Within walking distance of the property you will find a large Asda supermarket, restaurant & bar and coffee shop. Inshes retail park is a short drive from property offering a range of amenities including large supermarkets, nursery school, and a variety of retail and leisure units.

Nearby you will find Raigmore Hospital, Fairways business park and Driving Range and the University of the Highlands and Islands. Inverness City Centre is approximately 3.4 miles from the property.

Excellent public transport links are available within walking distance from Slackbuie Way and Culduthel Mains Road offering routes into the City Centre and across Inverness. All major travel routes including A9 & A96 & B862 are easily accessible. Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available at Cauldeen Primary School situated approximately 1.2 miles from the property. Inverness Gaelic Primary School is 0.4 miles from the property. Older children would attend Inverness Royal Academy which is located within walking distance of the property.

DIRECTIONS

From Inverness City Centre, take Glenurquhart Road to Tomnahurich roundabout and exit onto the A8082 'West Link' road and continue to Holm roundabout. Take the third exit onto Holm Road and continue straight on at the roundabout joining Culduthel Avenue. Continue straight through the roundabout to the next roundabout and take the third exit onto Culduthel Road. Take the first left onto Bracara Road where number 5 will be on your left-hand side, clearly sign posted by a South Forrest 'For Sale' board.

KEY POINTS

- Ideal family home.
- Walk in condition.
- Generous living space.
- Favourable location.
- Schools & amenities nearby.

ACCOMMODATION

ENTRANCE HALL

4.61 x 2.08 (15'1" x 6'9")

Front external door, access to all ground floor living space, stairs to first floor with large storage cupboard underneath housing electric meter and fuse box.

LOUNGE

4.84 x 3.74 (15'10" x 12'3")

Bright and spacious lounge with elongated, front facing window allowing for an influx of natural light through the room.



OPEN PLAN KITCHEN

8.53 x 3.50 x 2.73 (27'11" x 11'5" x 8'11")

Open plan kitchen, dining space and living area. Modern, gloss finish wall and base mounted cabinets with down lights, worktop space with 1 1/2 bowl stainless steel sink with draining board, integrated appliances include gas hob, extractor hood, oven & grill, fridge freezer and dishwasher. Rear facing window and access to utility room.



UTILITY

2.60 x 1.08 (8'6" x 3'6")

Worktop space, boiler, wall mounted shelving and rear external door.

DINING AREA

Formal dining space with double patio doors leading to rear garden.



LIVING AREA

Casual, cosy living space with rear facing window.



OFFICE

2.45 x 1.76 (8'0" x 5'9")

Currently utilised as a home office space, this room could be used as a study, nursery or play room.



WC

2.44 x 1.43 x 0.80 (8'0" x 4'8" x 2'7")

WC, wash hand basin and side facing textured glass window.

LANDING

3.62 x 2.28 x 1.28 (11'10" x 7'5" x 4'2")

Provides access to all first floor living space, storage cupboard housing water tank and loft hatch.



BEDROOM ONE

3.77 x 3.54 x 3.32 (12'4" x 11'7" x 10'10")

Generously sized double bedroom with built in wardrobe, ensuite shower room and front facing window.



BEDROOM THREE

3.24 to 2.65 x 3.24 (10'7" to 8'8" x 10'7")

Double bedroom with built in wardrobe and rear facing window.



BEDROOM FOUR

3.08 x 2.78 (10'1" x 9'1")

Double bedroom with rear facing window.

ENSUITE

1.82 x 1.76 (5'11" x 5'9")

Shower, wash hand basin with mixer tap, WC, shaving point, extractor fan and front facing textured glass window.

BEDROOM TWO

4.15 x 3.53 (13'7" x 11'6")

Spacious double bedroom with front facing window.



FAMILY BATHROOM

2.27 x 1.69 (7'5" x 5'6")

Shower over bath, wash hand basin with mixer tap, WC, extractor fan, shaving point and rear facing textured glass window.

FRONT GARDEN, DRIVEWAY & GARAGE

Lawn space with paved pathway to the front door. Driveway with parking spaces, access to the rear external door, electric car charging point and pathway to rear garden. Single, detached garage with electricity supply.



REAR ELEVATION



EXTRAS

Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks, integrated appliances and white goods are to be included in the sales price.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

EPC BAND

EPC Band B.

COUNCIL TAX BAND

The current council tax is Band F. Please be aware that this may be subject to change upon sale.

FACTORING SERVICES

The current factor at Bracara Road is James Gibb. The factoring fee is £17 PCM and covers the maintenance of all communal, external area. Please note the factoring fee is set at the discretion of the factor and is subject to change.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

HSPC REFERENCE

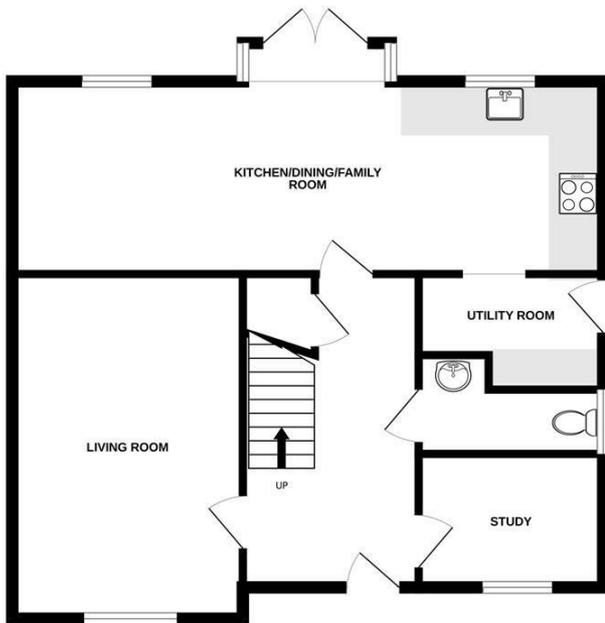
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REAR GARDEN

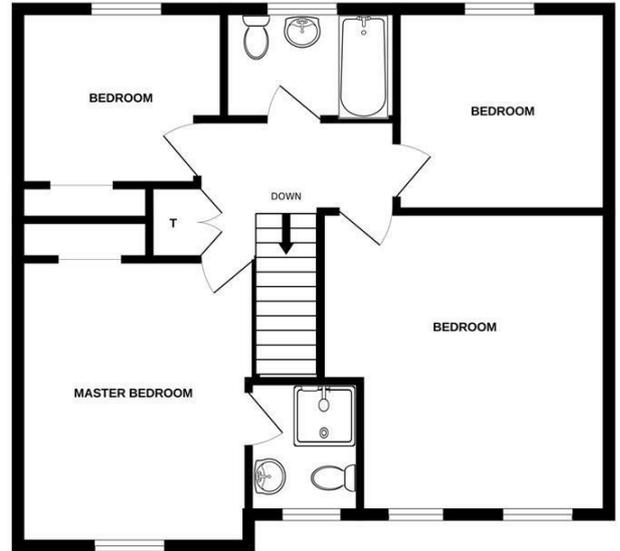
Fully enclosed with generous lawn space and raised decking area.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Ardross Terrace, Inverness, IV3 5NW
 T: 01463 237171
 F: 01463 243548
 E: email@southforrest.co.uk
 www.southforrest.co.uk

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