



FYRISH COTTAGE
DALMORE, ALNESS

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A B listed, semi-detached cottage with courtyard in the policies of Dalmore House

Inverness 20 miles. ■ Airport 27 miles.

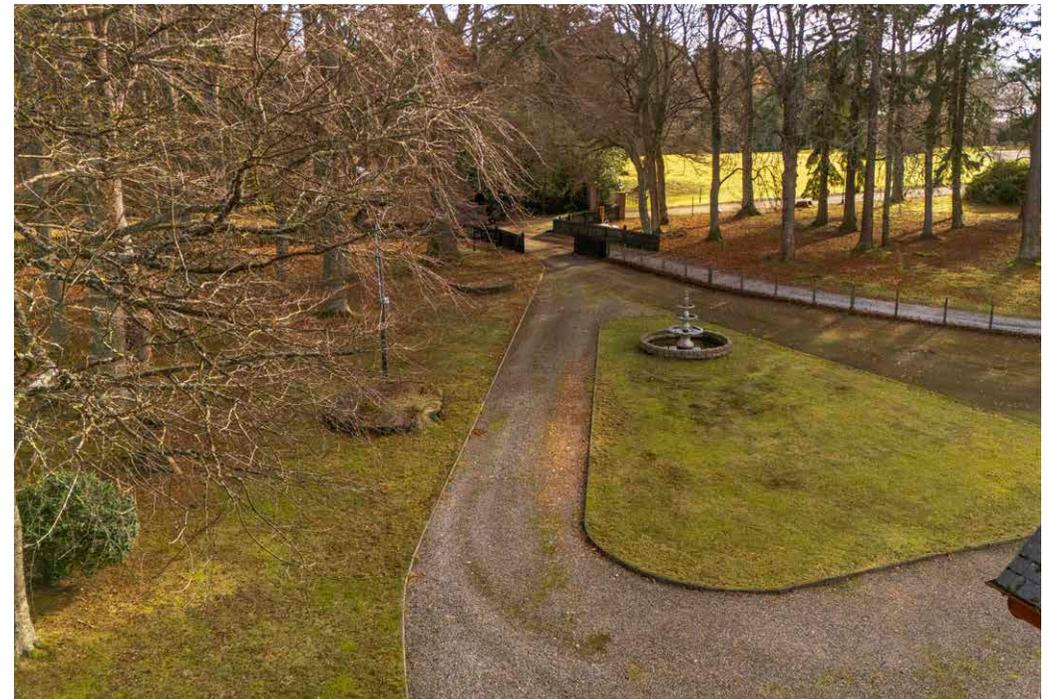
- One Reception Room. Two Bedrooms.
- Comfortable and well-maintained cottage accommodation.
- A handsome former stables and coach house courtyard.
- Potential for residential or business conversion subject to consents.
- Attractive easily managed grounds.
- Waymarked walks direct from the property.

Offers over £315,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Fyrish Cottage is a semi-detached, B listed property close to Alness in Easter Ross. Formerly the cottage, stables and coach house for Dalmore Estate, the property is in a delightful setting, surrounded by mature, broadleaf, parkland trees and within sight of the impressive Dalmore House.

The nearby town of Alness has a good range of facilities including independent shops, supermarkets, a train station and secondary school. Inverness is just half-an-hour's drive away and has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The surrounding countryside of Easter Ross is varied, from the fertile rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife, as well as a wide range of rural leisure and sporting opportunities from local way-marked walks and cycle trails, to sailing on the Cromarty Firth and fishing on the River Averon/Alness. For golfing enthusiasts, the championship golf courses at Dornoch, Castle Stuart and Nairn are within easy reach, while skiing and adventure sports are available in the Cairngorms National Park.

DESCRIPTION

Fyrish Cottage comprises a modernised, traditional, B listed cottage with adjoining stabling and coach house set around a very attractive courtyard. The cottage has been well-maintained and recent improvements include redecoration and new carpets.



ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Sitting Room. Dining Kitchen. Pantry/Utility Room. Bathroom. Generous Storage.

First Floor – Two Bedrooms.

GARDEN GROUNDS

The property is approached from the public road, a driveway over which the owners have a right of access leading to a gateway opening to the property.

The gardens are laid mainly to lawn interspersed with mature broadleaf trees. There is a turning circle with fountain and generous parking area.

OUTBUILDINGS

The handsome, B listed courtyard lies adjacent to Fyrish Cottage and comprises a range of outbuildings including the former stables and coach house and general stores. These retain many original features such as cobbled floors, panelled walls, original window and door openings, and stable fittings, as well as a full-height loft which runs along one side of the courtyard. The courtyard offers potential for conversion for residential or business use, subject to the necessary consents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	C	Available*	Available*	F	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location – What3Words – \\\\/alarming.birthing.bullion

MOVEABLES

The cottage and courtyard are sold as seen.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.



POST CODE

IV17 0UY

SOLICITORS

Anderson Bain

4 - 10 Thistle Street

Aberdeen

AB 10 1XZ

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

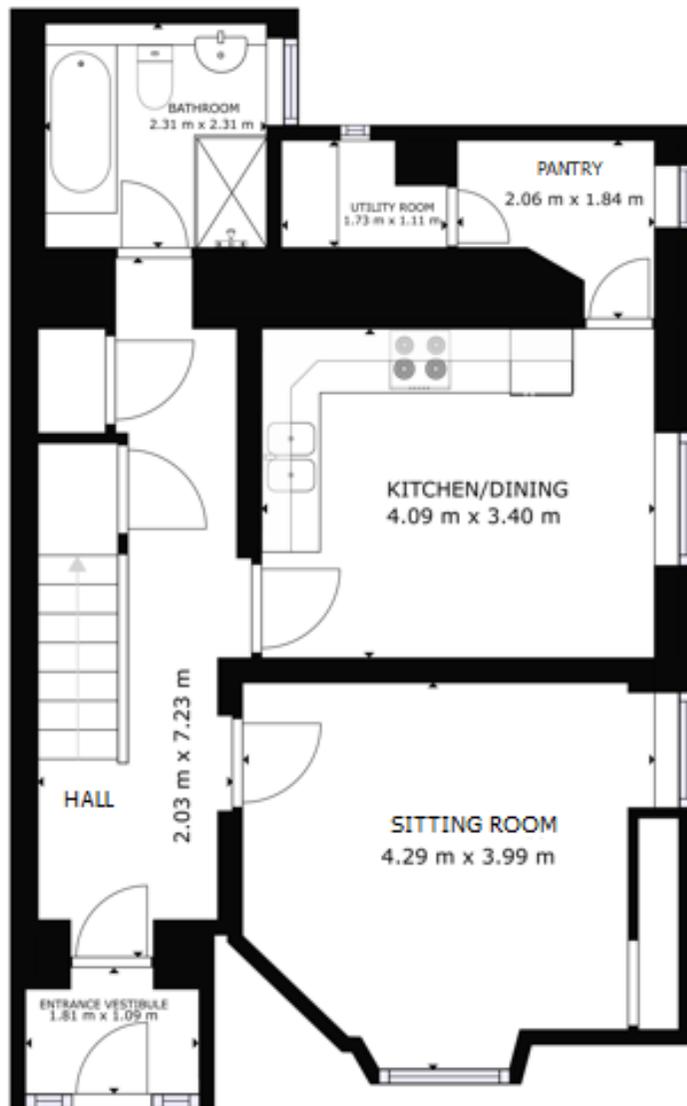
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

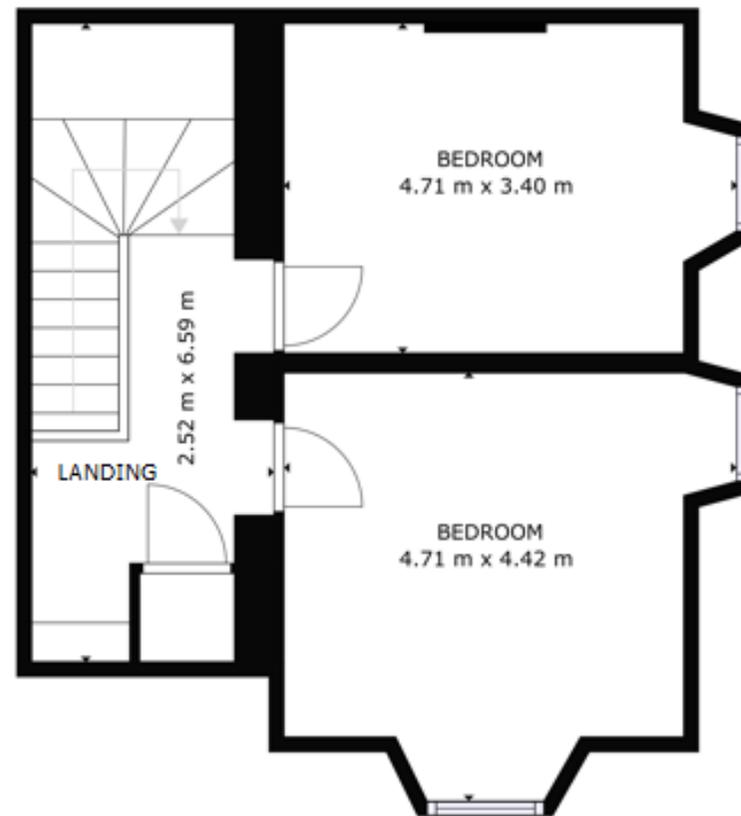
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 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 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 written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025.



FYRISH COTTAGE, DALMORE, ALNESS, IV17 0UY



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 62.96 m², FLOOR 2: 50.29 m²
EXCLUDED AREA: COVERED PORCH: 2.16 m²
TOTAL: 113.25 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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