



**CULISH**

KILMUIR, NORTH KESSOCK

**Galbraith**







# CULISH

## KILMUIR, NORTH KESSOCK

**A versatile, rural property in a beautiful location.**

Inverness City Centre 5 miles ■ Airport 13 miles

- Two Reception Rooms. Five Bedrooms.
- A bungalow and steading in a delightful courtyard setting.
- Family accommodation in need of some modernisation.
- L-shaped stone and slate steading.
- Stunning established gardens.
- Grass field and amenity woodland.
- Framed views to the Moray Firth.
- Within easy reach of Inverness.

**About 3.1 hectares (7.8 acres) in all.**

**Offers over £615,000**

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com

 **OnTheMarket**







### SITUATION

Culish lies just above Kilmuir village on the Black Isle. The property is in a delightful, secluded setting, sheltered by its own mature mixed woodland and with framed views to the Moray Firth and Alturlie Point. The property comprises a bungalow and traditional steading in a courtyard setting surrounded by beautiful established gardens with herbaceous borders and woodland walks, and a five acre grass field.

Although within easy reach of Inverness, the area is peaceful and unspoilt, the quiet countryside providing a safe habitat for native species of wildlife, while its network of single track roads and forest tracks makes it an ideal area for cycling, riding and walking. The property is just a short walk from the hamlet of Kilmuir on the Moray Firth, a single row of cottages and houses strung out along a dead-end road that follows the shoreline and is set against a backdrop of community-owned woodland. From here there are regular sightings of bottle-nose dolphins in the firth and a range of coastal walks.

Inverness, which is just a short drive from Culish, has all the facilities of a modern city including its airport with regular flights to the south and Europe. This prosperous and expanding city benefits from excellent communications and inward investment and yet, as the city has grown, it has lost none of its Highland cultural identity, seen in its strong sense of community and thriving arts scene.

### DESCRIPTION

Culish has been owned by the same family for over forty years. The house is now somewhat dated, but has been well-maintained and has generous, well laid out single storey accommodation. The potential exists, subject to the necessary consents, to extend the accommodation into the adjacent steading.









### ACCOMMODATION

Entrance Hall. Sitting Room. Dining Room. Dining Kitchen. Office. Utility Room. Boiler Room. Workshop. Master Bedroom with Sitting Area and en suite Shower Room. Two Double Bedrooms. Two Single Bedrooms. Sewing Room. Family Bathroom.

### GARDEN GROUNDS

The property is approached from the public road, a track over which the owners have a right of access leading to a gateway and drive leading to a parking area at the rear of the house.

The grounds extend to approximately 7.8 acres. The beautiful gardens comprise herbaceous and mixed borders, a kitchen garden, a small orchard and lawns interspersed and edged with mature shrubs, hedging and trees. A mown path leads through an uncut meadow and there are walks through the woodland that fringes the boundary.

A grass field lies adjacent to the garden and this is currently let on a seasonal grazing licence.

### OUTBUILDINGS

The L-shaped stone, slate and corrugated iron steading lies to the rear of the house, and this creates a sheltered, three-sided courtyard. The building is in a good state of repair and currently provides garaging, a garden store, fuel store and games area. Subject to the necessary consents, there may be potential to convert this to living or office accommodation.

There is a greenhouse adjacent to the steading.

### SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	G	Available*	Available*	E	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 - \\\ <https://w3w.co/suitable.frail.mornings>

### MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

### 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

IV1 3ZG

### SOLICITORS

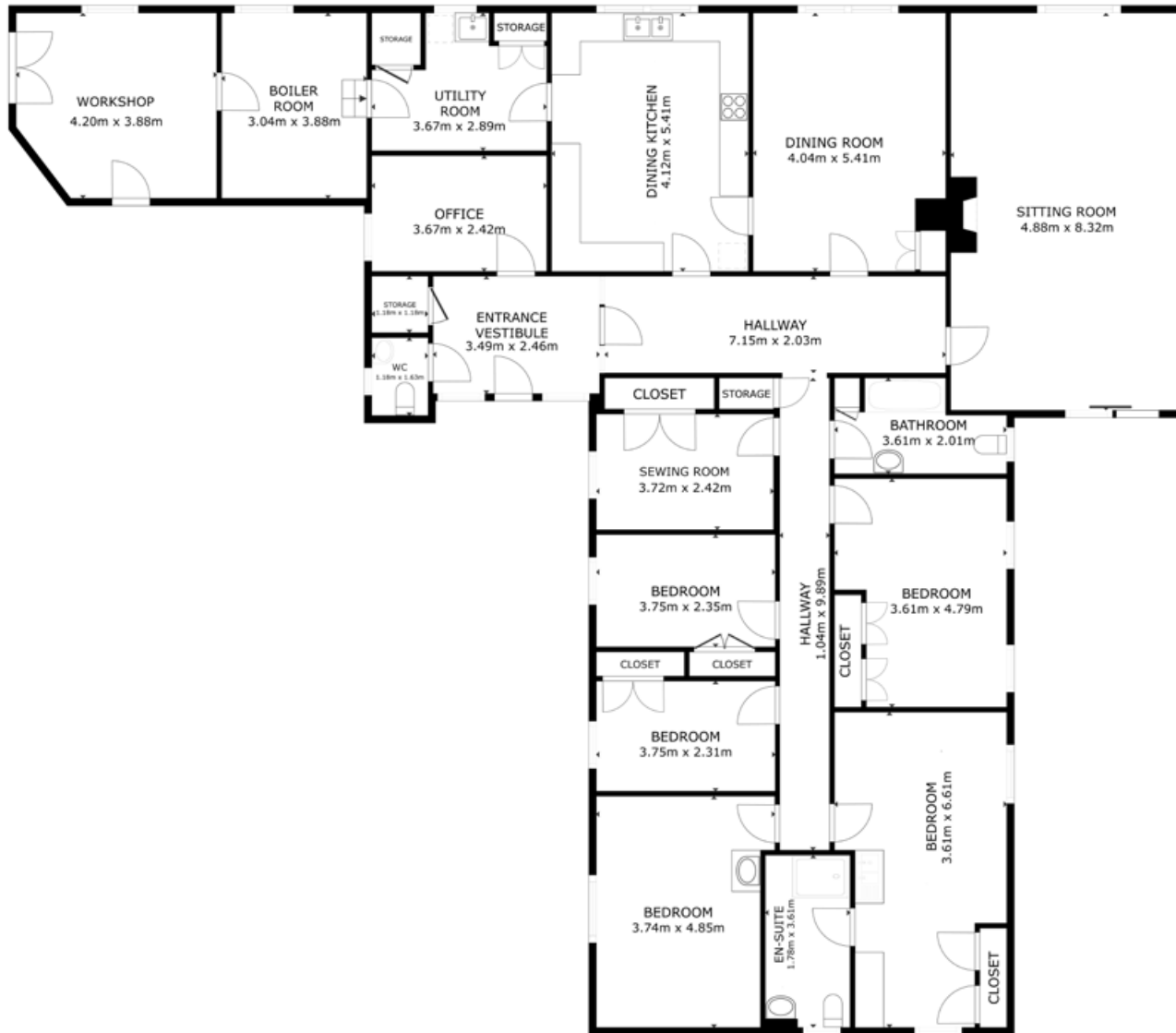
WJM  
The Green House  
Beechwood Park North  
Inverness











## CULISH, KILMUIR IV1 3ZG

GROSS INTERNAL AREA  
FLOOR PLAN 279.6 m<sup>2</sup>  
TOTAL : 279.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





### 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 July 2024.







**Galbraith**