

**Galbraith**



**MUIRNEAG**

BANAVIE, FORT WILLIAM



## MUIRNEAG, BANAVIE, FORT WILLIAM

**A modern, decrofted house and owner occupied registered croft with spectacular mountain views.**

Fort William 4 miles ■ Inverness 60 miles

- Two Reception Rooms. Four Bedrooms.
- Beautifully designed house.
- Highly energy efficient and with wood pellet boiler.
- Grazing land, broadleaf woodland and natural regeneration.
- Decrofted ruined croft house and steadings.
- Grounds extending to the Caledonian Canal.
- Stunning views to the Nevis Range.

**About 21.4 hectares (52.9 acres) in all.**

**Offers over £800,000**

# Galbraith

Inverness  
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 OnTheMarket



## SITUATION

Muirneag is in the scattered hamlet of Banavie just outside Fort William. The property is in a beautiful, secluded setting, its grounds extending to the tow path along the Caledonian Canal and with spectacular views over its own land to the Nevis Range. The property, which has been in the same family for generations, comprises a recently constructed, decrofted house, a ruined decrofted house and outbuildings, and approximately 53 acres of owner occupied croftland.

Banavie lies on the route through the Great Glen and in the midst of some of Scotland's most spectacular scenery. Nearby is the Nevis Range Mountain Resort with its world class mountain bike trails, gondola, snowsports and climbing, while there is excellent sailing in the area both on the Caledonian Canal and on the open sea. The unspoilt countryside provides a habitat for rare species of wildlife and the sympathetic management of the land at Muirneag has allowed nature and wildlife to flourish.

Fort William has all the amenities of a major centre including supermarkets, a railway station, schooling up to secondary level, a leisure centre, and a range of hotels and restaurants, while Glasgow International Airport is about a two hour drive away.

## DESCRIPTION

The decrofted house at Muirneag was completed in 2015 and has been sensitively designed to maximise light and take advantage of the spectacular views. The full height entrance hall with galleried landing, the glass panelled doors and the wide windows create spaciousness and brightness, while the understated interior finishes and high quality fixtures create a sense of calm and complement the drama of the surrounding landscape. The house is highly energy efficient with excellent levels of insulation, Norwegian double glazed windows, a wood pellet boiler, and extensive use of glass enhancing the solar gain.

## ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Dining Room. Dining Kitchen with Family Area. Utility Room. WC. Bedroom. Shower Room.

First Floor - Galleried Landing. Master Bedroom with en suite Bathroom. En suite Bedroom. Bedroom 3. Bathroom. Walk-in Linen Cupboard.

## GARDEN GROUNDS

The property is approached from the public road, a driveway which forms part of the croft leading to the decrofted driveway to the house.

The decrofted grounds at Muirneag extend to approximately 0.74 acres. These are laid mainly to lawn, rough grass and naturally regenerating woodland.

## OUTBUILDINGS

### SINGLE GARAGE

The attached single garage was originally intended to be an annexe and it may be, subject to the necessary consents, that this potential still exists.

## AULTMORE CROFTHOUSE

Within the grounds and towards the southern boundary of the property, is the decrofted ruin of Aultmore Crofthouse and outbuildings. Originally the sole dwelling on the croft, the house was damaged by fire and both this and the outbuildings have now fallen into a ruinous state. The potential exists to renovate the crofthouse, subject to the necessary consents. The access to the crofthouse was historically taken via the canal tow path.



### THE CROFT

Muirneag Croft extends to approximately 52.9 acres. Formerly used for grazing livestock and a variety of crops, the croft has been unworked now for a number of years and is overgrown, however, this has allowed the natural diversity of the land to flourish and display a variety of plants and wildlife. Not only has this created an extremely attractive landscape, but it also highlights the potential to manage the croft to encourage biodiversity, for which grants are available, along with traditional crofting practices.

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

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Wood pellet boiler	G	Available*	Available*	C	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

From the A82, heading south from Inverness, turn right at the roundabout onto the A830, signposted to Banavie and Corpach. Shortly after crossing the Caledonian Canal, turn right in Banavie signposted to The Moorings Hotel. Pass the hotel and go for exactly one mile. The turning to Muirneag is on the right hand side.

### 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

PH33 7PB

### SOLICITORS

Munro & Noble  
26 Church Street  
Inverness

### 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.





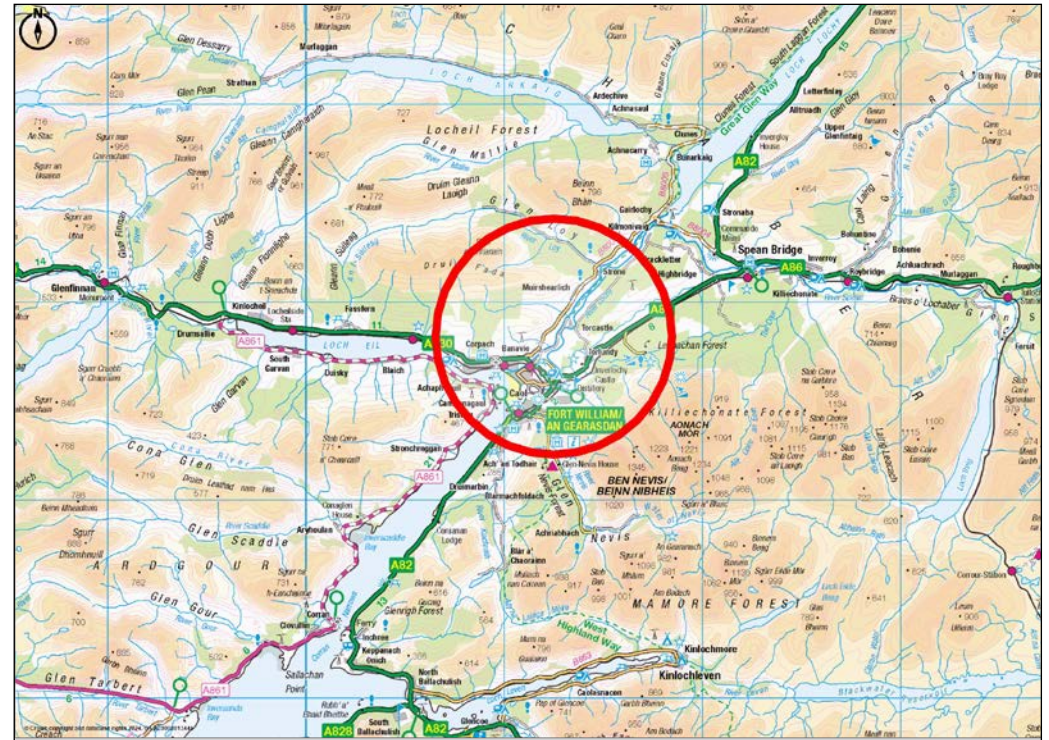


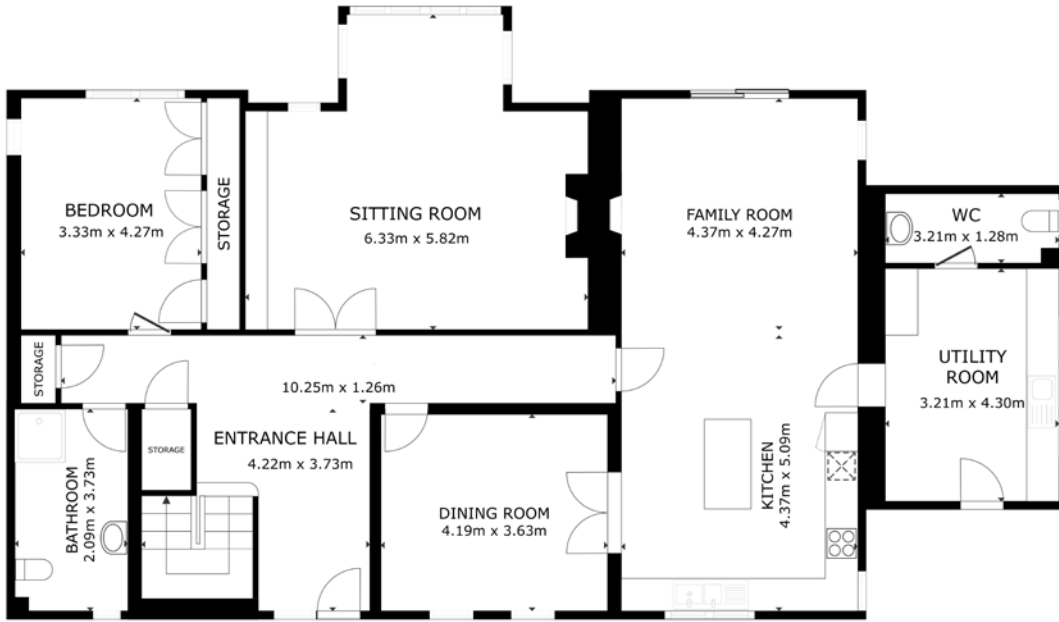




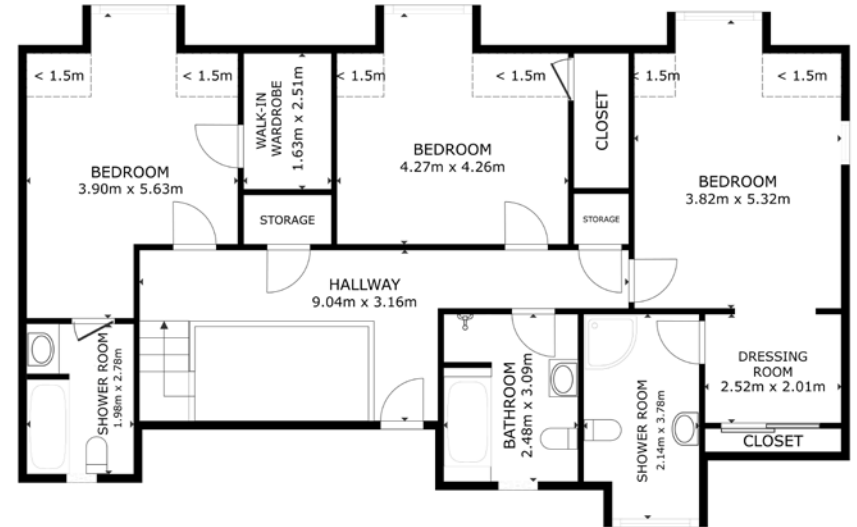
### IMPORTANT NOTES

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.





GROUND FLOOR



FIRST FLOOR





**Galbraith**

  
RESPONSIBLY PRINTED  
PLEASE RECYCLE