

Galbraith

CNOC BEAG

CULNAKIRK, DRUMNADROCHIT, INVERNESS-SHIRE



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A modern family house set in an iconic Highland landscape.

Drumnadrochit 3 miles. ■ Inverness 16 miles.

- Three Reception Rooms. Five Bedrooms.
- Recently extended and upgraded.
- Stunning, semi-open plan living accommodation.
- Modern general-purpose shed, game larder and kennels.
- Attractive gardens and woodland.
- Solar pv panels with Feed in Tariff.
- Stunning views over SSSI heather moorland to the Monadhliaths.

About 5.54 hectares (13.68 acres) in all.

Offers over £700,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Cnoc Beag is in the scattered hamlet of Culnakirk near Drumnadrochit. The property is in an outstanding setting, secluded and private and with spectacular uninterrupted views over heather moorland to the Monadhliath mountains. The exceptional setting, overlooking a Special Site of Scientific Interest, is a snapshot of a pristine Highland landscape with its ever-changing scenery and habitat for rare species of native wildlife with regular sightings of osprey, curlews and kites, as well as pine martens and red deer.

This region of Inverness-shire is famous for its association with Loch Ness and is a well-known tourist destination. However, just a short distance away from the popular centres the beautiful countryside remains unspoilt and tranquil, providing a haven for wildlife and excellent rural sporting opportunities.

The village of Drumnadrochit, about 3 miles away, has good local shops and facilities including its highly acclaimed primary and secondary school. A short drive to the north is Beauly, a small local town popular for its excellent and varied independent shops and attractive architecture, while Inverness, about 30 minutes' drive away, has all the amenities of a modern city including its airport with regular flights to the south and to parts of Europe.

DESCRIPTION

Cnoc Beag, which was built in 2005, was purchased by the current owners in 2012 and they have carried out considerable improvements to create a beautifully appointed house with well laid out accommodation. This work includes the addition of a new porch, conversion of the garage and the addition of an extension to form a stunning semi-open plan dining kitchen, dining room, family room and sun room with under floor heating; new double glazing throughout, upgrading en suites, and reconfiguration of a bedroom. The house is energy efficient with new, oil fired central heating and pv solar panels with Feed in Tariff which generate a useful annual income.



ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Open plan Dining Kitchen, Dining Room, Family Room and Sun Room. Bedroom with Jack and Jill Shower Room. En suite Bedroom. Gym/Studio. Utility Room/Boot Room.

First Floor - Master Bedroom with walk-in Wardrobe and en suite Shower Room. Two further en suite Bedrooms. Office. Games Room. Shower Room.

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 a driveway and a parking area at the rear of the house.

The grounds extend to approximately 13.68 acres. The gardens comprise lawns edged and interspersed with colourful mixed beds, shrubs and trees, while there are decked and flagstone patios around the house providing sheltered sitting areas throughout the day. The formal gardens blend with open grassy areas with self-seeded trees, hidden glades and viewpoints, while beyond this is heather moorland and naturally regenerated birch woodland.

OUTBUILDINGS

General Purpose Shed

13.5 m x 9 m

With car charging point, power, light and concrete floor.

Game Larder

5.2 m x 4 m

With power, light and concrete floor. To the rear there are two kennels with runs.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired. (Underfloor heating in the sitting room and sun room)	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

Exact grid location - What3Words - \\\ <https://w3w.co/searches.yield.credit>

MOVEABLES

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

NOTES

It should be noted that the seller is an employee of Galbraith.

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

IV63 6XS

SOLICITORS

Ledingham Chalmers
Ord House
Cradlehall Business Park
Inverness
IV2 5GH

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.





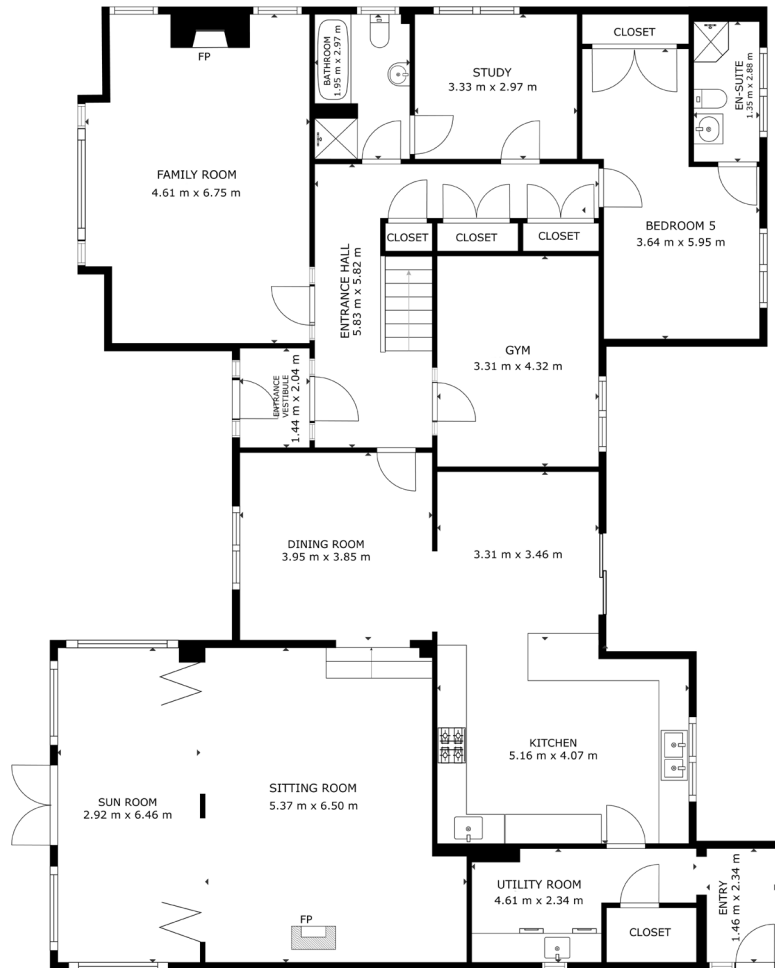
IMPORTANT NOTES

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 August 2024.

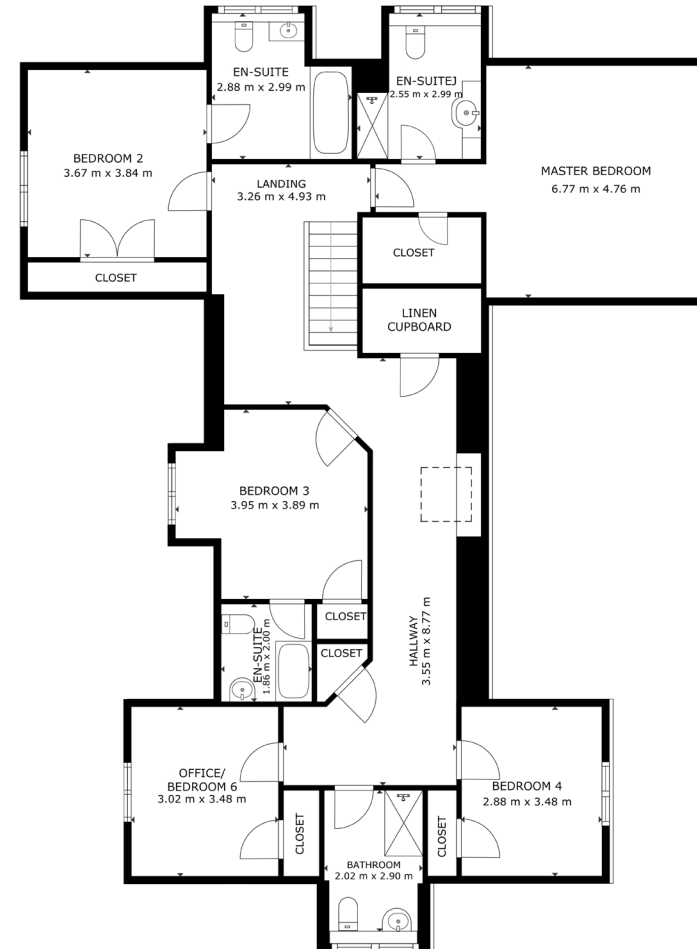




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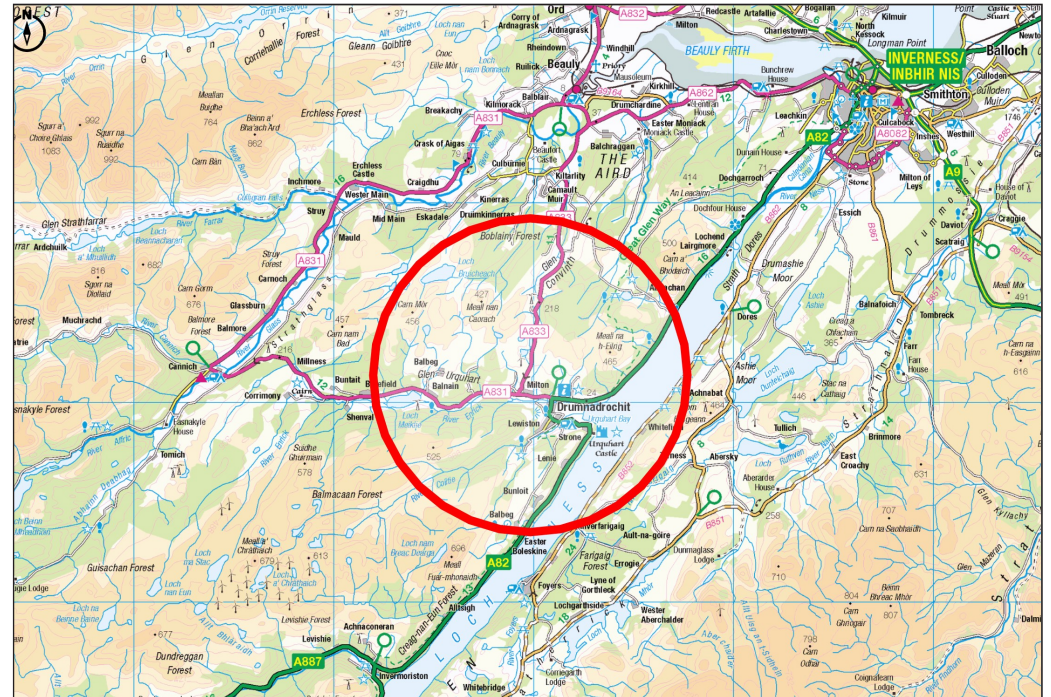
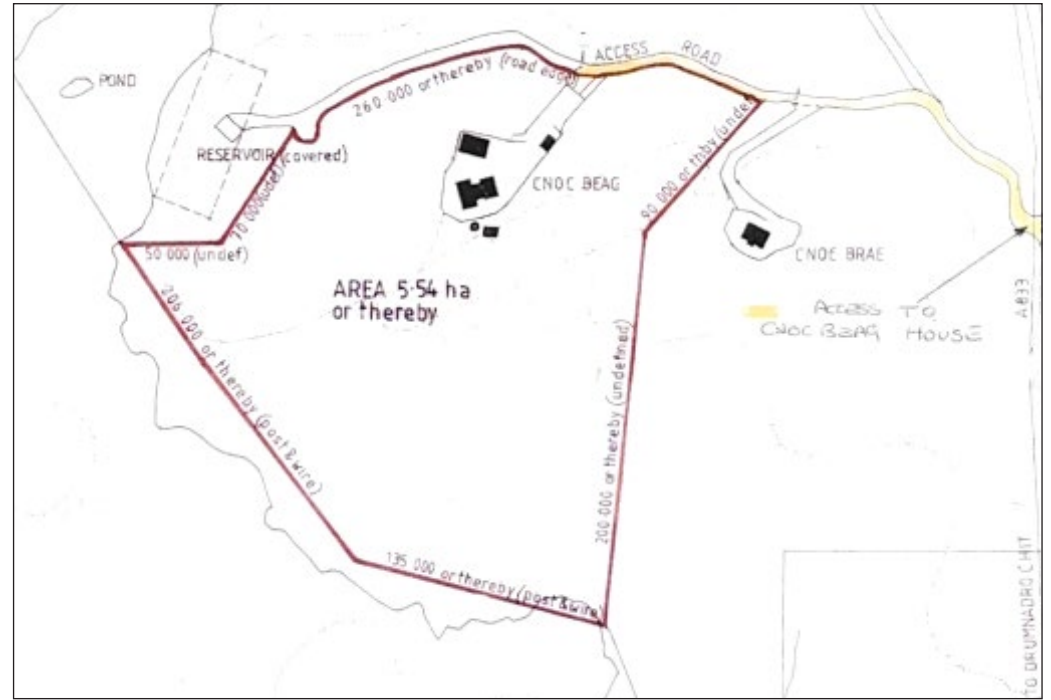


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1: 224 m², FLOOR 2: 152 m²
 TOTAL: 377 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith



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