



Galbraith

**KEEPERS COTTAGE**  
EAST BALCROY, NAIRN, HIGHLAND



## KEEPERS COTTAGE, EAST BALCROY, NAIRN, HIGHLAND

A delightful traditional cottage in a highly desirable rural setting

Croy 2.3 miles ■ Nairn 5 miles ■ Inverness 12.5 miles

- 2 reception rooms. 3 bedrooms
- Charming and accessible rural setting
- Flexible accommodation
- Cottage would benefit from modernisation
- Extensive garden grounds
- Easy access to a wide range of amenities

About 1.58 acres (0.64 hectares)

Guide Price £275,000

**Galbraith**

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 OnTheMarket





### SITUATION

Keeper's Cottage is a delightful traditional cottage situated in an easily accessible location close to the hamlet of Clephanton between the charming villages of Cawdor and Croy. The nearby countryside is lush and beautiful with riverside walks and wooded paths set against a backdrop of rugged moorland and hills, while just a short drive away is the coast with its wide open beaches. The area offers an excellent range of leisure and sporting pursuits with fishing, shooting, cycling and sailing available nearby, championship links golf courses at Castle Stuart and Nairn, and the Cairngorms Ski Centres approximately an hour's drive away.

Croy village has a primary school and popular café whilst nearby Cawdor (3 miles) a historic village of meandering lanes and traditional cottages, has a village shop, and pub with restaurant. Secondary schooling is available in Nairn (about 5 miles) and Culloden (9 miles), while Gordonstoun Independent School is about 27 miles away. Inverness (about 12.5 miles) is within easy reach and has all the facilities of a modern city including its airport (about 6 miles) with regular flights to the south and Europe.

### DESCRIPTION

Located to the north of the Croy to Nairn road (B9091) road is a very charming detached former keeper's cottage. Constructed of harled stone under a slate roof together with a wooden extension to the rear, the cottage provides spacious accommodation over a single storey. A porch leads to the reception hall from where one can access the master bedroom to the left and a further bedroom straight ahead. To the right is the sitting room with a wood burning stove. From the sitting room, a door leads to the kitchen which is in need of renovation) and on to a substantial dual aspect sun room. From the sun room, a door leads to the rear hall. Completing the accommodation is the bathroom and a third bedroom. The cottage has double glazed windows and has oil central heating.



## ACCOMMODATION

Ground Floor: Porch. Hall. Sitting Room. Sun Room. Kitchen. Bathroom. 3 Bedrooms. Rear Hall.

## GARDEN

Surrounding the cottage is a generously sized garden with areas of lawn and a parcel of amenity woodland. Ample parking space is provided to the rear of the house.

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

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	Oil	Band D	Available	Available	E52

\*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>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

## DIRECTIONS

From Inverness take the A96 East towards Nairn. About 8 miles after leaving Inverness take the right turn onto the B9006 signposted for Croy and Cawdor Castle. In Clephanton, turn left at the crossroads and follow the road for about a mile to a small cluster of houses where Keeper's Cottage is located on the left hand side immediately before a left turn in the road. (see site and location plans for details).

## POST CODE

IV12 5NY

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: splint.potential.puff

## SOLICITORS

Brodies (Edinburgh)

## LOCAL AUTHORITY

Highland Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## 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 2023 and September 2024



# Keepers Cottage



**Approx. Gross Internal Floor Area 817 sq. ft / 75.91 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property







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