

Galbraith



TIRAI

INSHES, INVERNESS.



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A contemporary, energy efficient house with far reaching views over Inverness.

City Centre 3 miles. ■ Inverness Airport 9 miles.

- Open Plan Living Area. Two Reception Rooms. Three Bedrooms.
- A bespoke architect-designed house.
- Easily managed garden with useful outbuildings.
- Double Garage with studio apartment.
- Beautiful setting within easy reach of the city centre.

About 0.49 hectares (1.2 acres) in all.

Offers Over £725,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Tirai is situated in the desirable Drumossie Brae on the southern peripheral of Inverness with easy access to the A9, the city and Inverness airport. The property is in a peaceful setting with delightful views extending across the city, taking in the Beauly and Moray Firths, the Kessock Bridge, The Black Isle, Ben Wyvis and the distant mountainscape of Wester Ross. Primary schooling is close by at Cradlehall Primary and secondary schooling is at Culloden Academy. Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops, and sporting facilities. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. The surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife which, together, all enhance the natural beauty of the area. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe.

DESCRIPTION

A stunning detached house, Tirai was designed by the current owner in conjunction with their architect and completed in 2015. An exceptionally energy efficient house having a ground source heat pump, photovoltaic solar panels to produce electricity (that feed into the nation grid), solar thermal panels for hot water and with high levels of insulation throughout. Architecturally styled to resemble a traditional steading Tirai sits sympathetically in its countryside setting, the traditional exterior belies the contemporary interior, thoughtfully designed with well laid out accommodation spread over two floors. Modern interpretations include a vaulted ceiling in the main open plan living area which enhances the sense of space while large windows frame the views, allow an influx on natural light, and maximise solar gain. The ground floor principal bedroom suite features a dressing area, an en-suite bathroom with roll-top bath and an accessible walk-in shower, and a gym. A charming one-bedroom studio apartment is located above the garage with its own private entrance via an external staircase from the courtyard.



Ground Floor - Entrance Hall. WC. Utility Room. Sitting Room. Open Plan Living/Dining/Kitchen Area with wood burning stove. Sunroom. Principal Bedroom Suite with Dressing Area, En-suite Bathroom and Gym.

First Floor - Mezzanine Landing. Shower Room. Two Bedrooms.

Studio Apartment - Open Plan Kitchen/Living/Bedroom Area. Shower Room.

GARDEN GROUNDS

The property occupies a site extending to approximately 0.49 hectares (1.2 acres), bounded by a combination of stone walling and post-and-wire fencing. Approached by the public road, a gravelled track, over which Tirai has a right of access, leads to a block paved driveway and parking area to the side of the house, providing access to the link-detached double garage. In addition, there is a further gravelled parking area. The garden is easily maintained being laid to lawn, with banking and tree planting providing privacy and natural screening. A patio seating area is positioned adjacent to several vegetable beds while a rockery and a sheltered block-paved seating area are located within the courtyard.

OUTBUILDINGS

Garage 6.9 m x 5.5 m

Link-detached double garage with two up and over electric doors, power, and lighting.

Garden Room 4.4 m x 1.9 m

Timber built with veranda, power, lighting, and integral store (4.4m x 2.8m) also with power and lighting.

A timber tool shed, and a lean-to equipment/log store are also sited within the garden. There is a store beneath the external staircase.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Ground Source Heat Pump	Band G	Available*	Available*	Band A	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://what3words.com/empires.earlobes.stem>

MOVEABLES

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

PLANNING PERMISSION AND DEVELOPMENT PROPOSALS

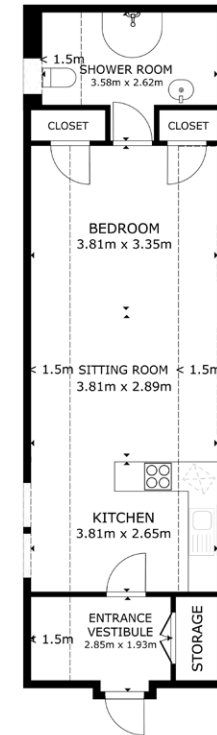
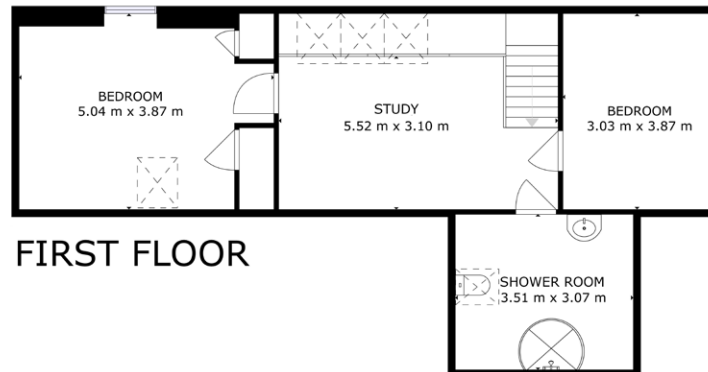
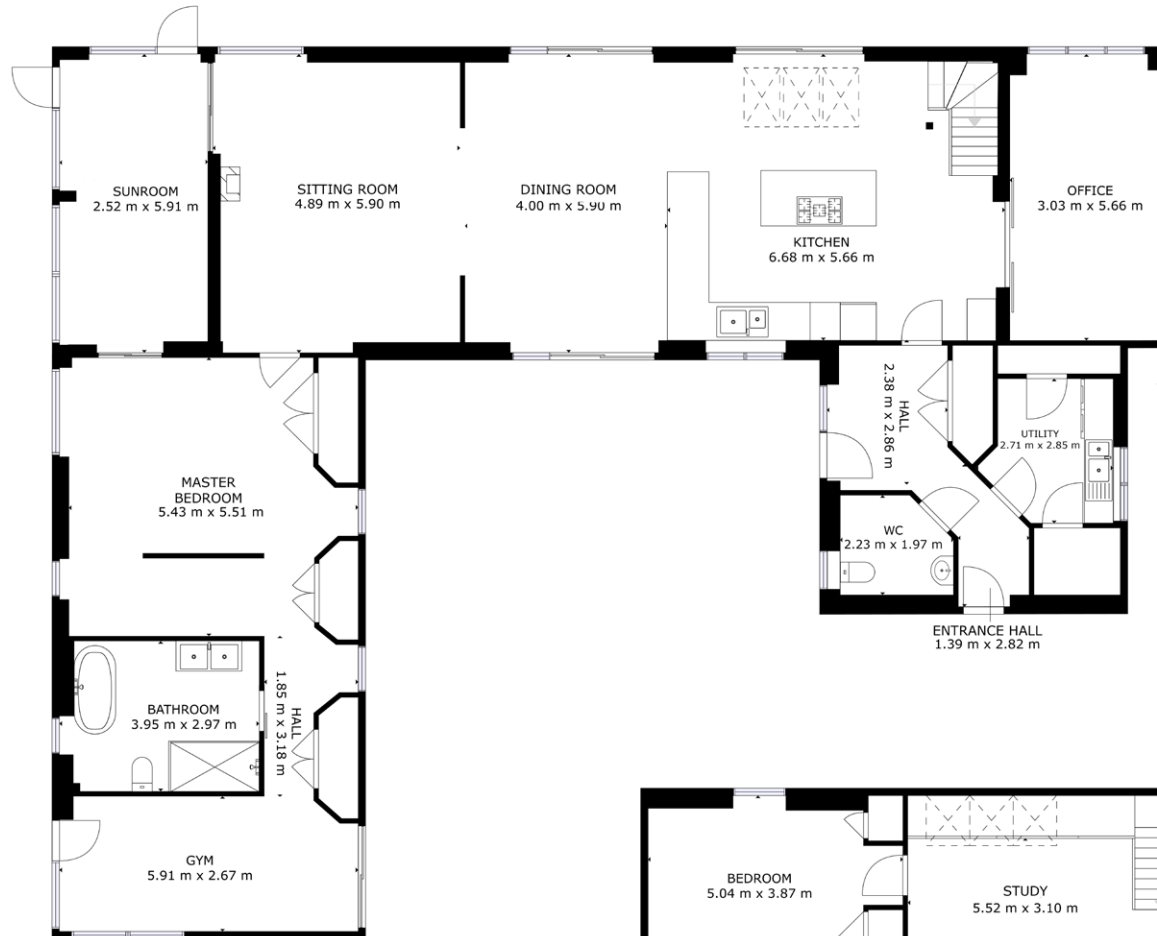
A residential development by Springfield Properties is currently under construction on a parcel of land lying further down the brae, to the NW of Tirai. The developers have planted trees to minimise any impact of the site.

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.



TIRAI, INSHES, INVERNESS IV2 5BB



GROSS INTERNAL AREA
FLOOR 1: 218 m², FLOOR 2: 64 m²
TOTAL: 282 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

POST CODE

IV2 5BB

SOLICITORS

Wright, Johnston & Mackenzie LLP
The Green House
Beechwood Business Park North
Inverness
IV2 3BL

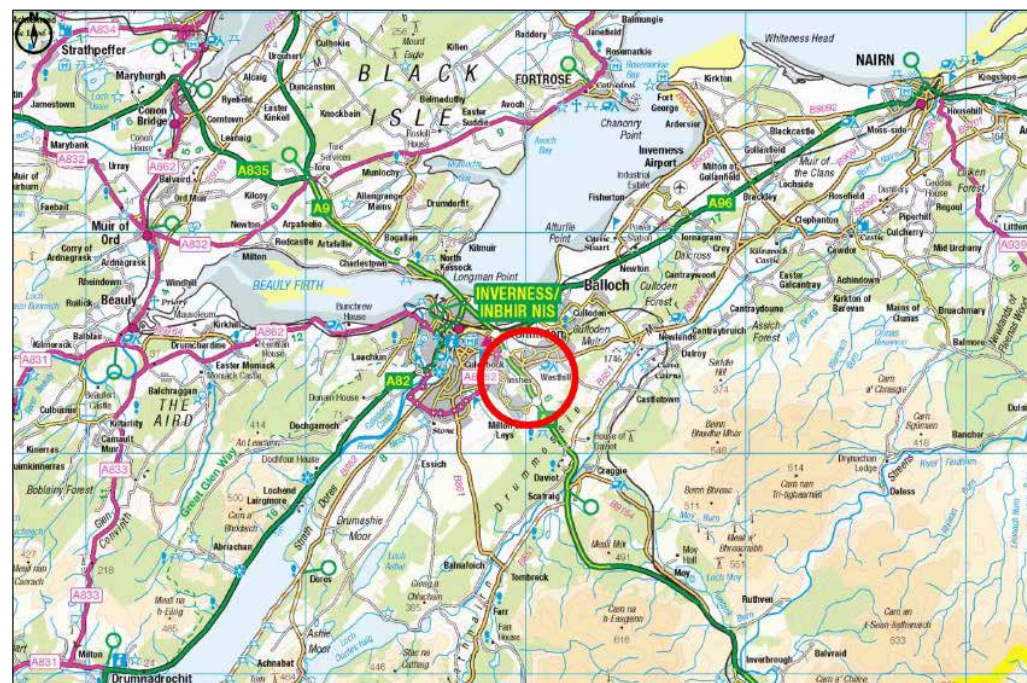
ANTI MONEY LAUNDERING (AML) REGULATIONS

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 2025.





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