



WESTER MUIRNICH
GORTHLECK

Galbraith



WESTER MUIRNICH, GORTHLECK

A charming smallholding with great potential and countryside views.

Inverness 22 miles. ■ Fort Augustus 13 miles.

- Two Reception Rooms. Two Bedrooms.
- In need of a degree of modernisation but with tremendous potential.
- Substantial agricultural building.
- Generous grounds.
- Within commuting distance of Inverness.
- Forest walks direct from the property.

About 13.3 hectares (33 acres) in all.

Offers Over £265,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Wester Muirnich is located close to Gorthleck in Inverness-shire, on the edge of the Great Glen but distant from the preferred tourist routes along Loch Ness. Inverness and Fort Augustus are within commuting distance, but the area remains peaceful and unspoilt, its dramatic inland landscape providing a haven for many rare species of plants and wildlife. The quiet countryside makes it an ideal area for cycling and walking, while the west coast, with its excellent sailing, is within easy reach. In addition, the area offers top class shooting, stalking and fishing. Dores village, on the shores of Loch Ness, is approximately 9 miles away while there is a bus service from Errogie to the primary school at Stratherrick and the secondary school in Inverness. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Wester Muirnich is a residential smallholding in lovely rural setting, with countryside and mountain views. The sale comprises a detached two-bedroom cottage that requires a degree of modernisation, a sizeable agricultural building, appropriate for storage and livestock shelter, and approximately 13.3 hectares (33 acres) of land that with a little improvement could be suitable for equestrian use. Both the dwelling and the agricultural building offer great potential for development subject to gaining the relevant planning consents.

ACCOMMODATION

Ground Floor - Entrance Hall. Kitchen. Bathroom. Dining/Reception Room. Sitting Room.
First Floor - Landing. Two Bedrooms.

GARDEN GROUNDS

The property is approached by a forest track, over which there is right of access, leading to a gated entrance to a parking area situated to the side of the house. The garden, somewhat overgrown, has a covered well and is bounded by wooden post-and-wire fencing. It is mainly laid to grass, interspersed with mature trees. In total the property extends to approximately 13.3 hectares (33 acres) classified as Grade 4.1 by the James Hutton Institute, made up in the main of rough grazing, and includes parcels of wooded ground that provide natural shelter. The land rises from approximately 222m to 237m above sea level at its highest point.

OUTBUILDINGS

Agricultural Building
17.7m x 8.9m
Block built with profile metal roofing, power and lighting.

Also within the curtilage is a building in a state of disrepair, stone built with corrugated iron roofing. There is a further covered well located here.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Presumed mains	Private	Dual electric and solid fuel.	Band C	Available*	Available*	Band F	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 - <https://what3words.com/framework.visual.splice>



FIXTURES AND FITTINGS

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

LOCAL AUTHORITY

Highland Council

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

IV2 6YS

SOLICITORS

Wright, Johnston & Mackenzie
The Green House
Beechwood Business Park
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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection. Viewers should wear appropriate footwear.

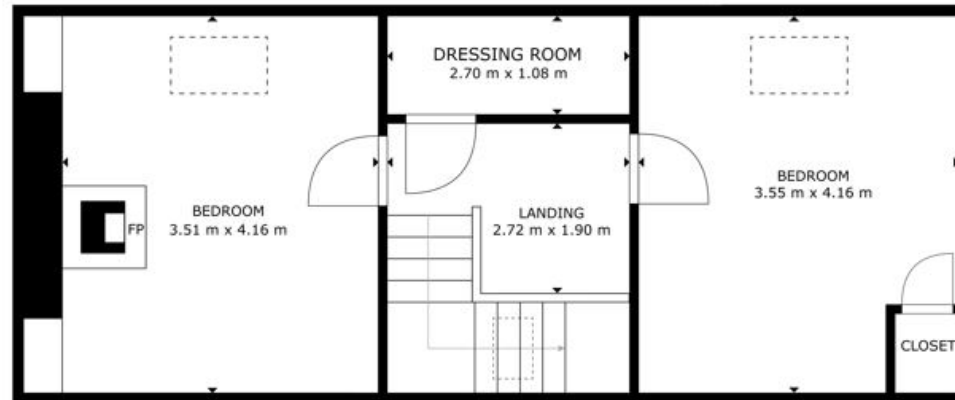
IMPORTANT NOTES

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 November 2025.

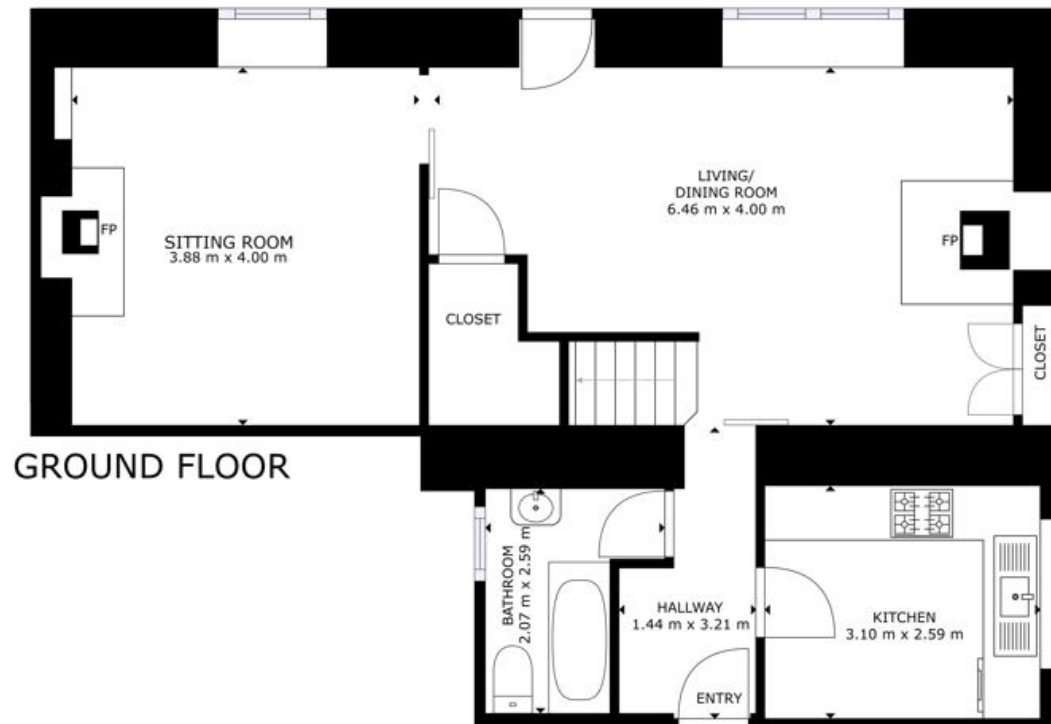




WESTER MUIRNICH, GORTHLECK IV2 6YS



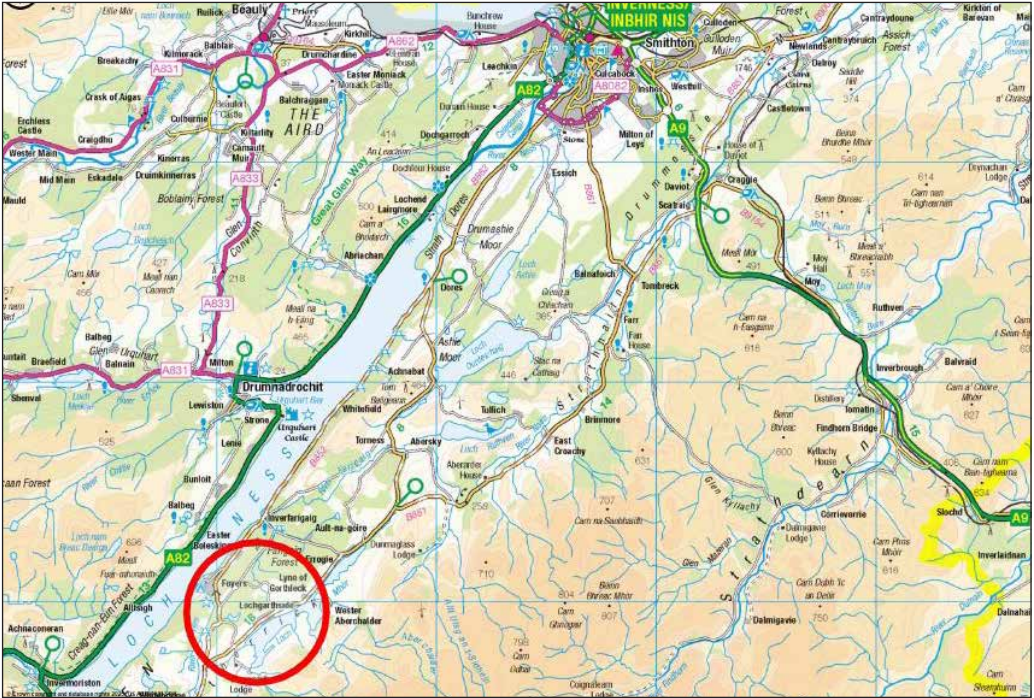
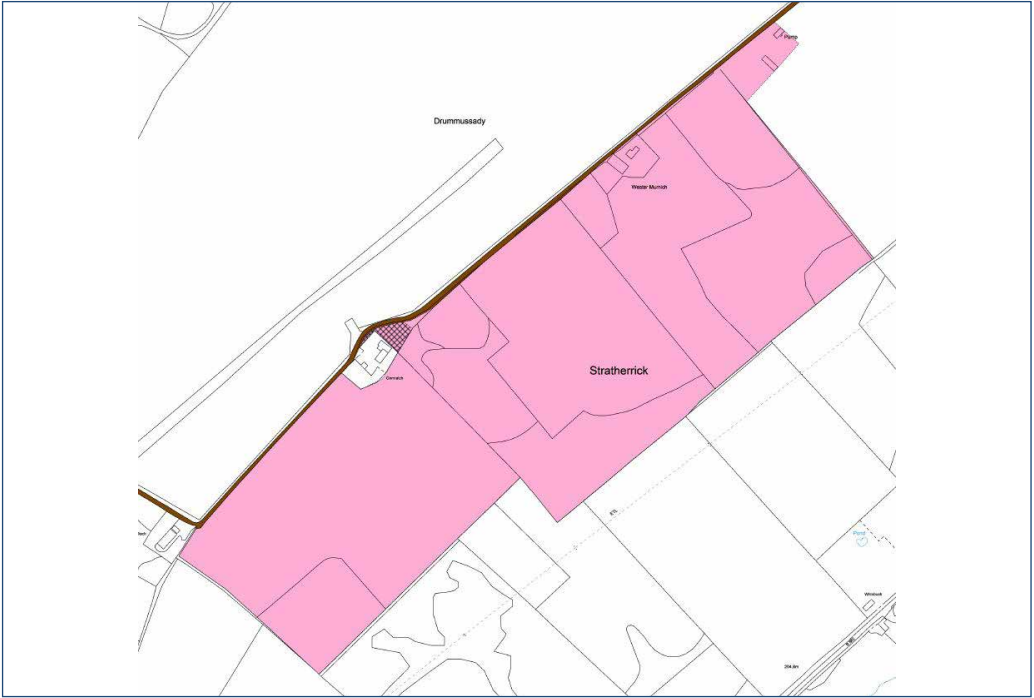
FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
FLOOR 1: 73 m², FLOOR 2: 44 m²
TOTAL: 117 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith


RESPONSIBLY PRINTED
PLEASE RECYCLE