

**Galbraith**

**RIVERDALE**  
STATION ROAD, BEAULY



## RIVERDALE, STATION ROAD, BEAULY

A handsome Victorian house with generous grounds extending to the banks of the River Beauly.

Inverness 11 miles. ■ Airport 22 miles.

- Four Reception Rooms. Five Bedrooms.
- In need of some modernisation but retaining many original features.
- Double garage, garden studio and further useful outbuildings.
- Established grounds with formal gardens and open grassland.

About 0.37 hectares (0.92 acres) in all.

Offers over £500,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com



### SITUATION

Riverdale is a handsome Victorian house in Beaulieu lying to the west of Inverness. The property is in an attractive setting, on the edge of the town centre with generous grounds that extend to the banks of the River Beaulieu, giving the house the feel of a rural property with the benefits of town living.

Beaulieu is a traditional and prosperous small town, its high street opening to an attractive tree-lined square of pavement cafes, independent shops, and ruined priory, while the wider town has a doctors' surgery, primary school, train station and sports pitches. Inverness, just a half-hour drive away, has all the facilities of a modern city including its airport with regular flights to the south.

The beautiful surrounding countryside remains peaceful and unspoilt, its dramatic inland landscape providing a haven for many rare species of plants and wildlife as well as offering world class salmon fishing on the River Beaulieu. The quiet countryside makes it an ideal area for cycling and hill walking, while the west coast, with its excellent sailing, is within easy reach and the National Nature Reserves of Glen Affric and Strathfarrar are just a short distance away.

### DESCRIPTION

Riverdale has been owned by the same family for nearly forty years and the continuity of ownership has allowed the integrity of the house to remain intact. The interior has well laid out family accommodation over three floors and retains many original features including intricate cornicing, ceiling roses, picture rails and sash windows. The property has been well-maintained and although in good order, would now benefit from some modernisation.

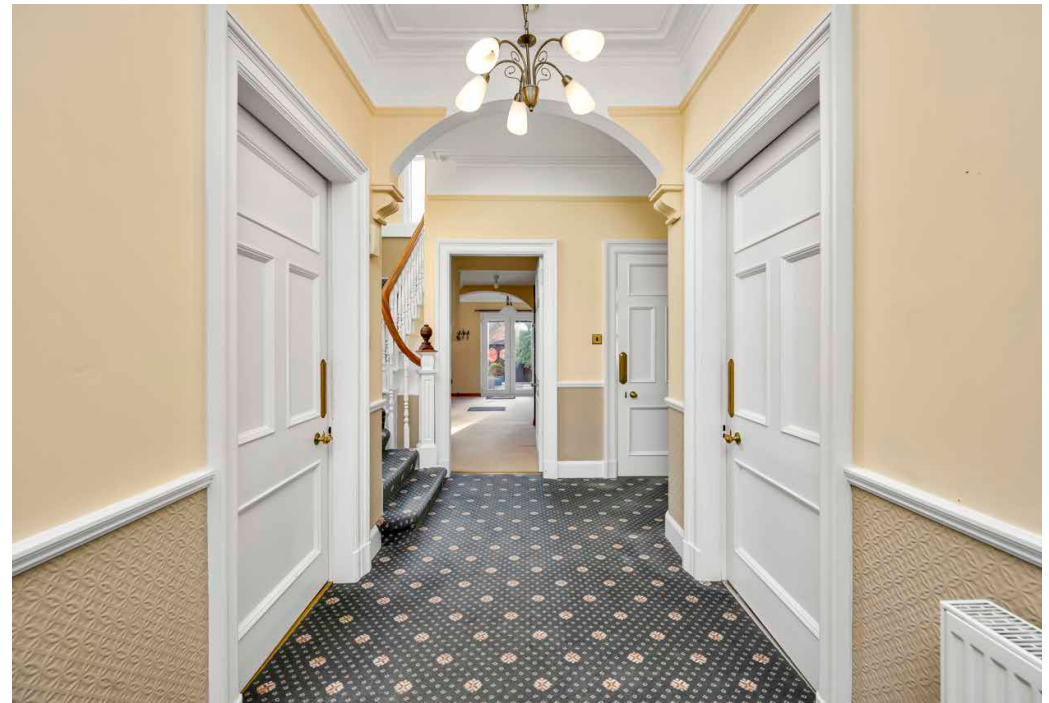
### ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Porch. Entrance Hall. Drawing Room. Dining Room. Winter Sitting Room. Conservatory. Dining Kitchen. Utility Room. Shower Room.  
First Floor - Master Bedroom with Dressing Room and en suite Shower room. Two further Bedrooms. Bathroom. Office.  
Second Floor - Two Bedrooms. Boxroom.

### GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway and parking area in front of the house.

The established grounds extend to approximately 0.92 acres and create a delightful setting for the house. There are formal gardens around the house including a flagstone terrace with balustrade adjacent to the conservatory, while deep borders and mature trees and shrubs fringed the boundaries. From the rear lawn there is an opening to an area of open grass, fringed by mature, broadleaf woodland and extending to the banks of the River Beaulieu beyond which lies an unspoilt, wooded landscape.



**OUTBUILDINGS**

Within the grounds is a double garage, greenhouse, garden shed, gazebo, and children’s summer house, while a garden studio offers potential for a range of uses.

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

| Water | Drainage | Heating   | Council Tax | Broadband  | Mobile Coverage | EPC | Tenure   |
|-------|----------|-----------|-------------|------------|-----------------|-----|----------|
| Mains | Mains    | Oil fired | G           | Available* | Available*      | G   | 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 - ///roost.coconut.mango

**MOVEABLES**

Riverdale is sold as seen.

**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**

IV4 7EQ

**SOLICITORS**

Holmes Mackillop LLP, Glasgow  
109 Douglas Street  
Glasgow  
G2 4HB

**ANTI MONEY LAUNDERING (AML) REGULATIONS**

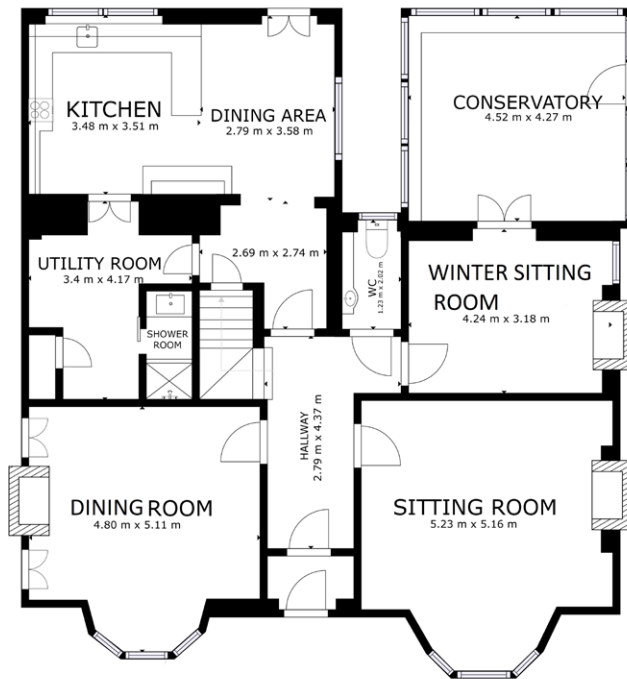
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to 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.





# Riverdale, Station Road, Beaulay IV4 7EQ



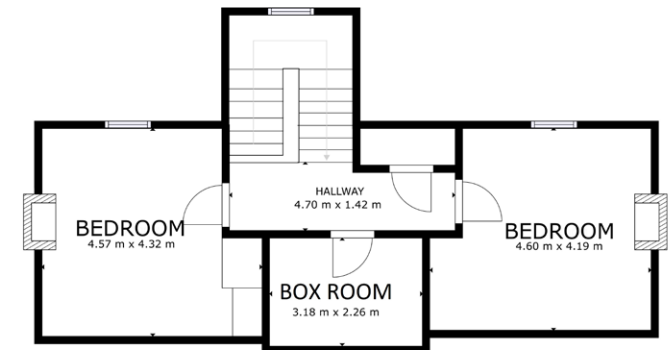
GROUND FLOOR

FLOOR 1



FIRST FLOOR

FLOOR 2



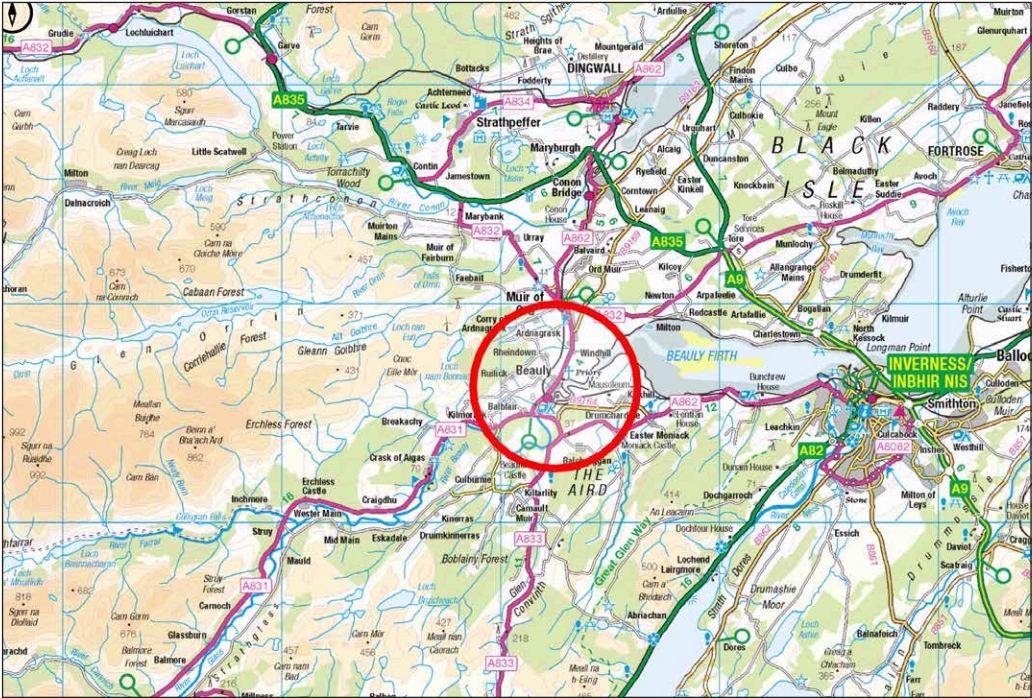
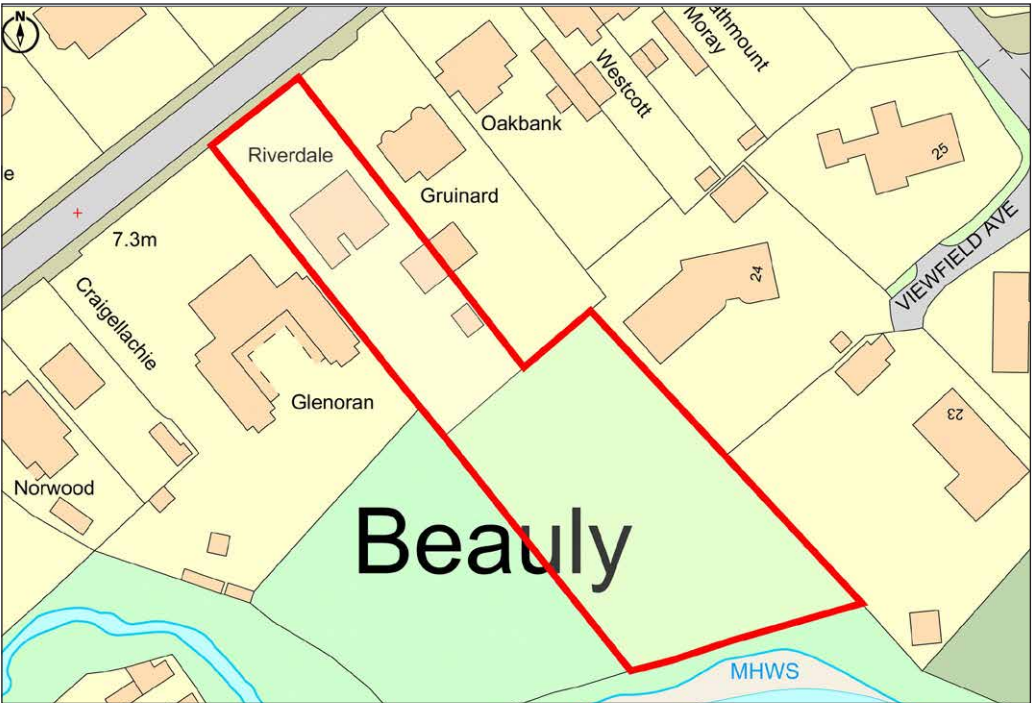
SECOND FLOOR

FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 148.44 m<sup>2</sup>, FLOOR 2: 103.56 m<sup>2</sup>, FLOOR 3: 61.18 m<sup>2</sup>  
TOTAL: 313.18 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**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 October 2025.





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE