

Galbraith

3-8 MILIFIACH
BY KIRKHILL.



3-8 MILIFIACH, BY KIRKHILL.

A charming, traditional and extended cottage in a delightful countryside setting.

Beaulieu 4 miles. ■ Inverness 10 miles.

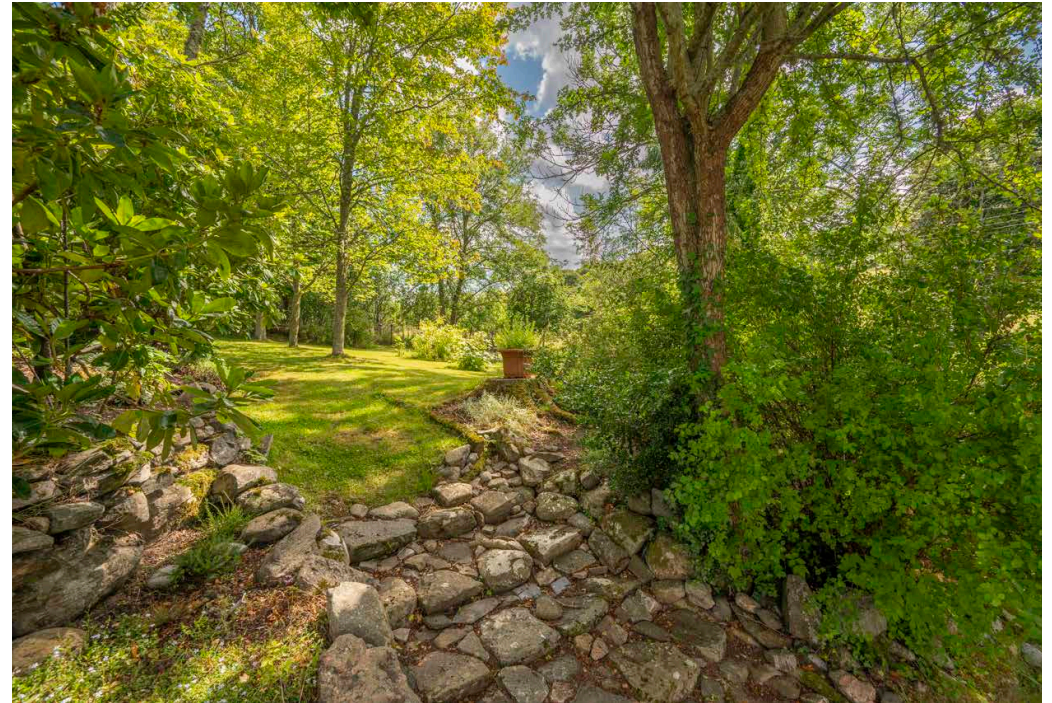
- Two Reception Rooms. Three Bedrooms.
- Delightful, sheltered garden.
- Useful outbuilding with conversion potential.
- Within easy reach of Inverness

About 0.24 hectares (0.58 acres) in all.

Offers Over £375,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

No 3-8 Milifiach is close to the the scattered township of Cabrich by Kirkhill. Beauly, approximately four miles away, is a charming and prosperous village with a good selection of shops, hotels and a railway station. There is an excellent primary school at nearby Kirkhill and the city of Inverness, about 10 miles distant, is a vibrant and diverse city which offers a comprehensive range of shops, schools and recreational facilities. International air links and national rail links are also available from Inverness. The beautiful surrounding landscape is peaceful and unspoilt, providing a haven for many rare species of plants and wildlife and with woodland walks direct from the house. World class salmon fishing is available on the River Beauly and the quiet countryside makes it an ideal area for cycling and hill walking.

DESCRIPTION

A delightful detached and extended cottage, 3-8 Millifach has been under the same ownership for over forty years. Dating circa 1910 the property has been well-maintained with recent improvements including increased loft insulation, the fitting of new flooring in the open plan kitchen/dining/family room and utility room, redecoration, and the landscaping of the garden. The property retains original features such as mantle pieces, picture rails and pitch pine doors and has a useful, link-detached stone-built barn that holds potential for development subject to gaining the relevant permissions.

PLANNING PERMISSION AND DEVELOPMENTS

Planning permission was granted in January 2023 for the development of a house and garage to the north of 3-8 Milifiach and construction is now underway. Details can be found on the planning pages of the Highland Council website using the reference No: 22/02136/FUL

https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

ACCOMMODATION

Ground Floor - Entrance Porch. Entrance Hall. Sitting Room. Open Plan Kitchen/Dining/Family Room. Snug/Office. Utility Room. WC.

First Floor - Landing. Bathroom. Three Bedrooms.

GARDEN GROUNDS

The property is approached by the single-track public road to a private road over which 3-8 Milifiach has right of access. The established garden extends to about 0.58 acres in all is peaceful and private, bounded by wood and wire fencing. It is mainly laid to grass, interspersed and fringed with mature trees, under-planted with spring flowering bulbs and has flowerbeds stocked with a variety of plants and shrubs. There are vegetable beds, soft fruit bushes and several seating areas laid to patio and a timber deck. From the rear garden views over the surrounding countryside taking in Ben Wyvis beyond can be enjoyed.

OUTBUILDINGS

Barn

10.7m x 4.6m

8.8m x 4.0m

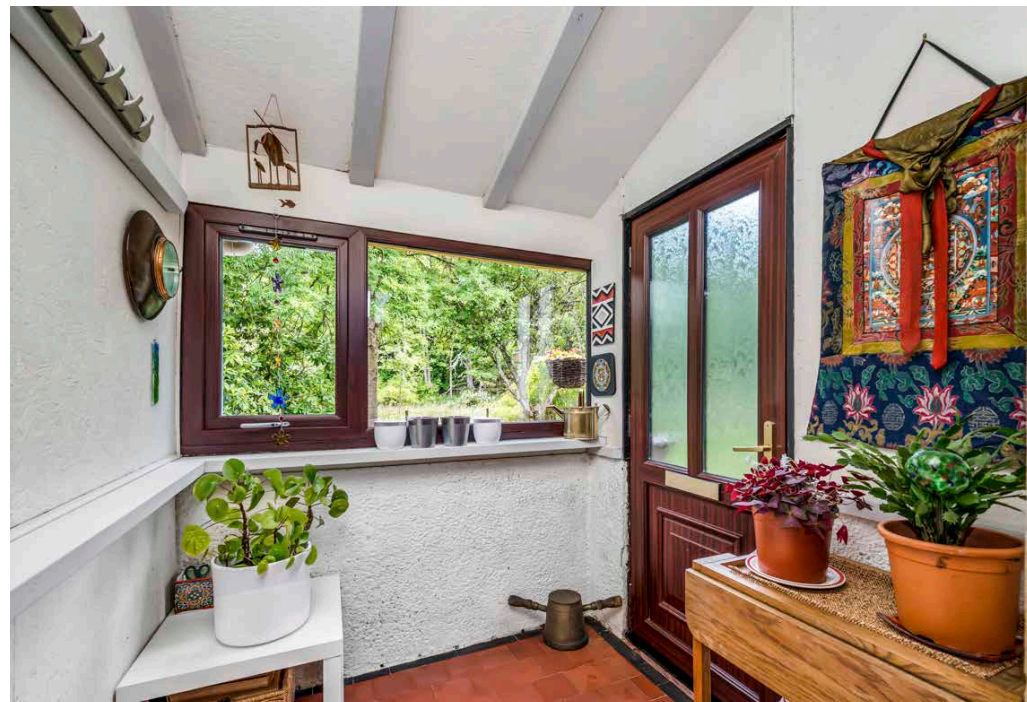
Link-detached, stone built under a corrugated metal roof, with power and lighting. The section closest to the house has two attic rooms measuring approximately 5.4m x 3.7m and 4.4m x 3.8m

Tool Shed

1.8m x 1.8m

With power and lighting.

There is a wood store within the grounds.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Septic Tank	Oil	Band E	Available*	Available*	Band E	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/darts.shatters.decently>

MOVEABLES

All carpets, fitted floor coverings, blinds and some curtains are included in the sale. Further items may be available by separate negotiation. Please note the seller may replace the stained-glass window in the sitting room with a double-glazed unit prior to completion.

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

IV5 7PH

SOLICITORS

Innes & Mackay Solicitors
Kintail House
Beechwood Business Park
Inverness
IV2 3BW

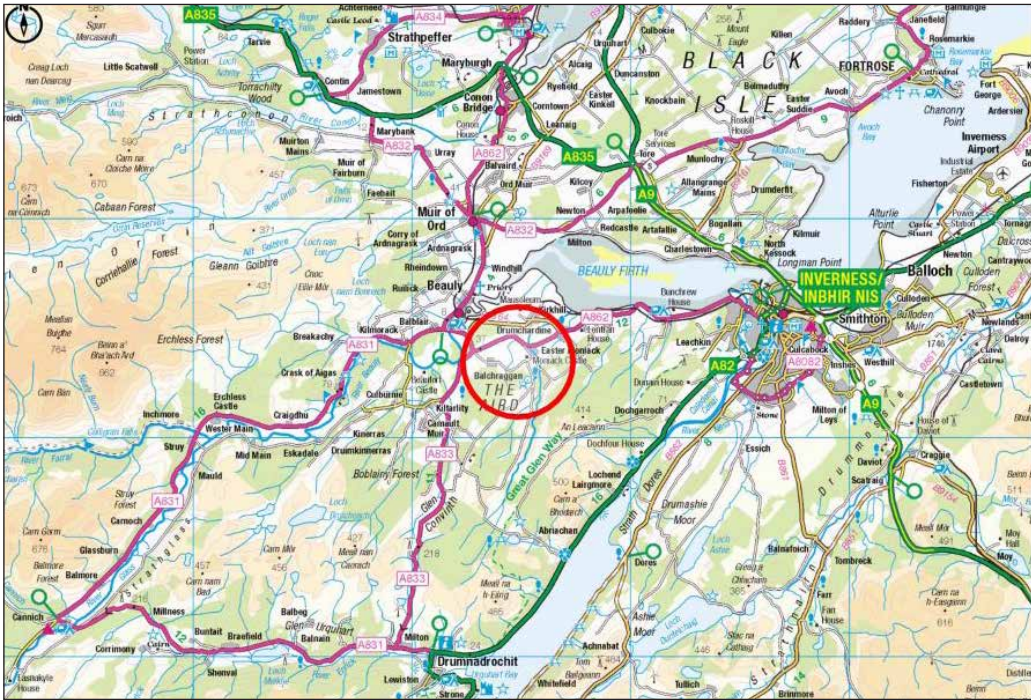
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

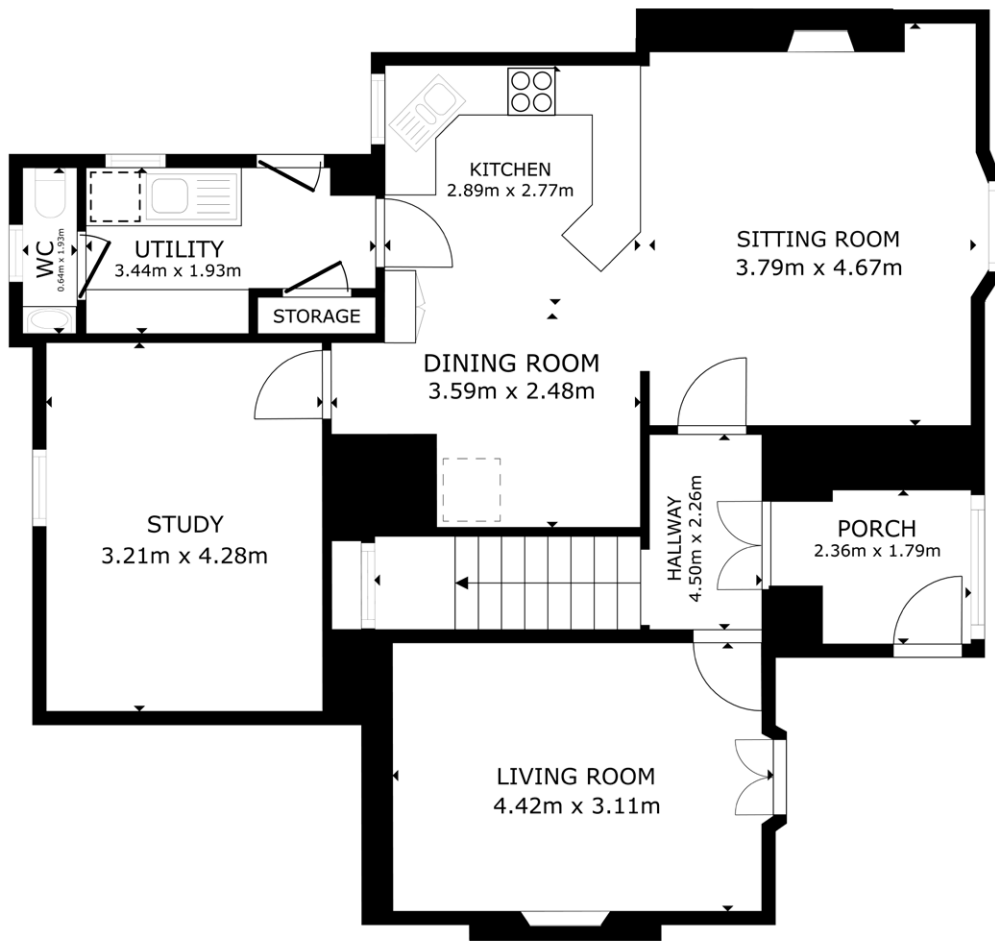
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

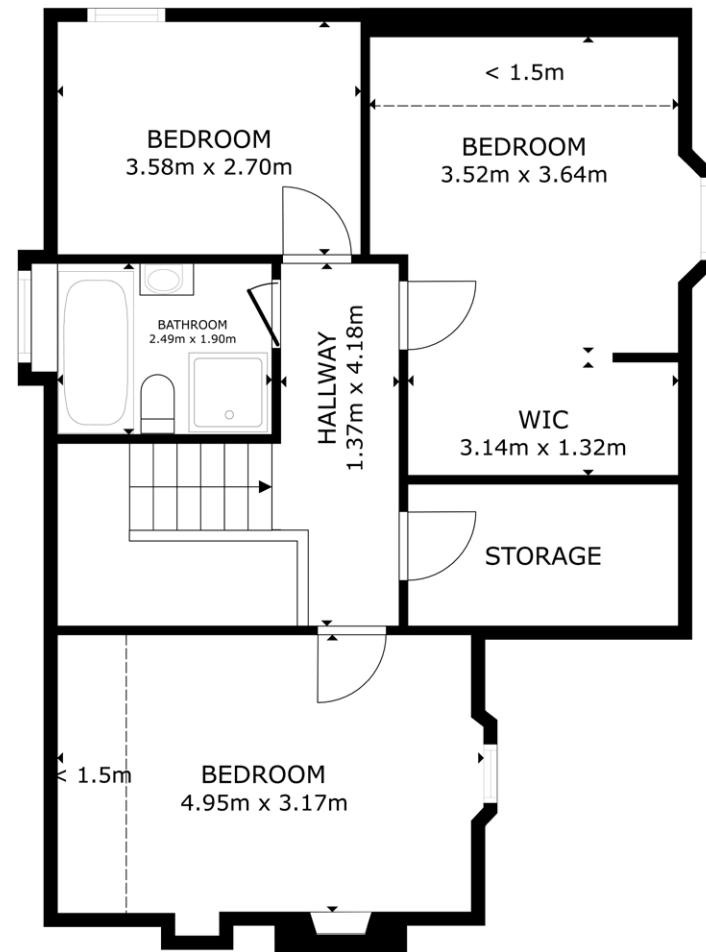
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 2025.



3-8, MILIFIACH, KIRKhill IV5 7PH



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 84.9 m² FLOOR 2 61.3 m²
EXCLUDED AREAS : REDUCED HEADROOM 5.4 m²
TOTAL : 146.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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PLEASE RECYCLE

Galbraith