



Galbraith

MORAYSTON HOUSE
DALCROSS, INVERNESS, HIGHLAND



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An impressive traditional house within very easy reach of Inverness.

Inverness 7 miles ■ Inverness Airport 3 miles

- 2 reception rooms. 7 bedrooms
- Well-proportioned and flexible accommodation
- Fine period features
- Generous garden
- Easily accessible location

Acreage 1.62 acres (0.66 hectares)

Offers Over £550,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Morayston House is a most impressive and attractive traditional house located in a very easily accessible location to the east of Inverness. 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 (just 3.3 miles away) offers regular flights to the south and Europe.

DESCRIPTION

Morayston House is constructed of stone under a pitched slate roof and provides spacious and flexible accommodation over two storeys. The vestibule leads into an impressive hallway, to the left is the dining room and to right the sitting room, both of which are particularly generously sized and appealing rooms; they are double aspect with views over the garden from bay windows, and both have fireplaces. Further down the hallway is a 7th bedroom/3rd reception room which also has an open fireplace. The kitchen is of a good size and gives access to the rear stairs and utility room. A pantry, store room and shower room complete the ground floor accommodation. The first floor has six, well-proportioned bedrooms and two bathrooms, one of the bedrooms is accessed via the rear stairs. Overall, whilst Morayston House would benefit from a degree of modernisation, it is a wonderful family home in a convenient location.

ACCOMMODATION

Ground Floor:
Vestibule. Hallway. Sitting Room. Dining Room. Bedroom. Kitchen. Shower Room. Utility Room. Former Parlour. Store Room.

First Floor:
Landing. Six Bedrooms. 2 Bathrooms.

GARDEN

Outside, the house sits within an enclosed garden which extends to about 1.62 acres and includes areas of lawn interspersed with a variety of mature bushes and trees. There is also a timber summer house and patio seating area. Ample space for parking is provided on the driveway to the front and side of the house.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Oil	Band G	E 39	Cable	YES

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

IV2 7JQ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: charts.apple.adjust

SOLICITORS

Gillespie Macandrew LLP



LOCAL AUTHORITY

Highland Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

RIGHT OF PRE-EMPTION

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

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.

HEALTH & SAFETY

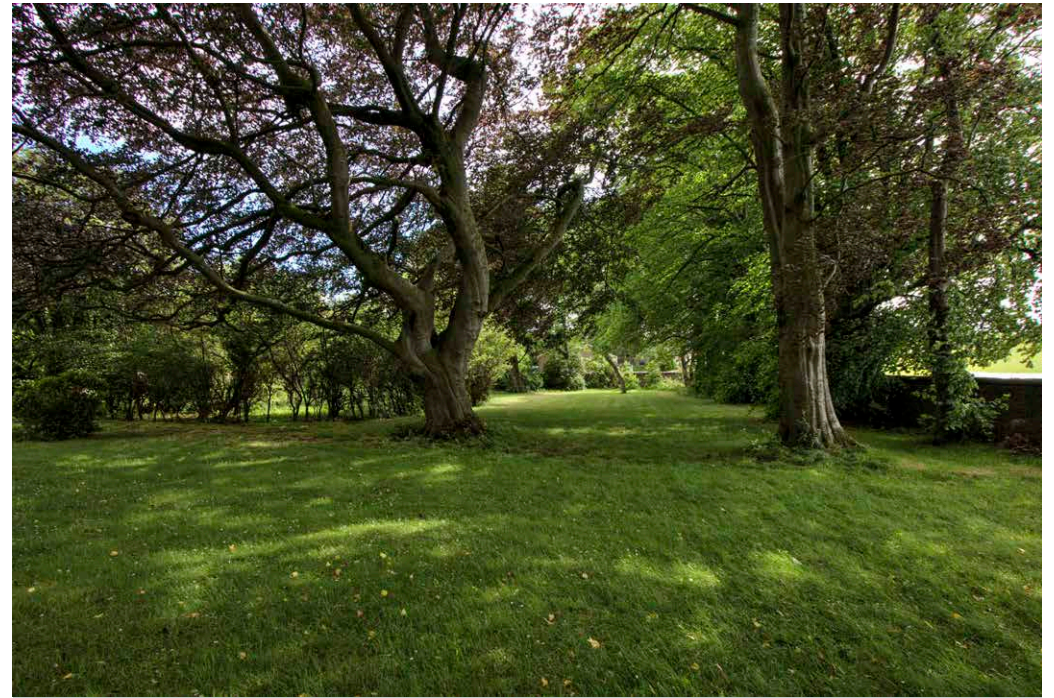
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

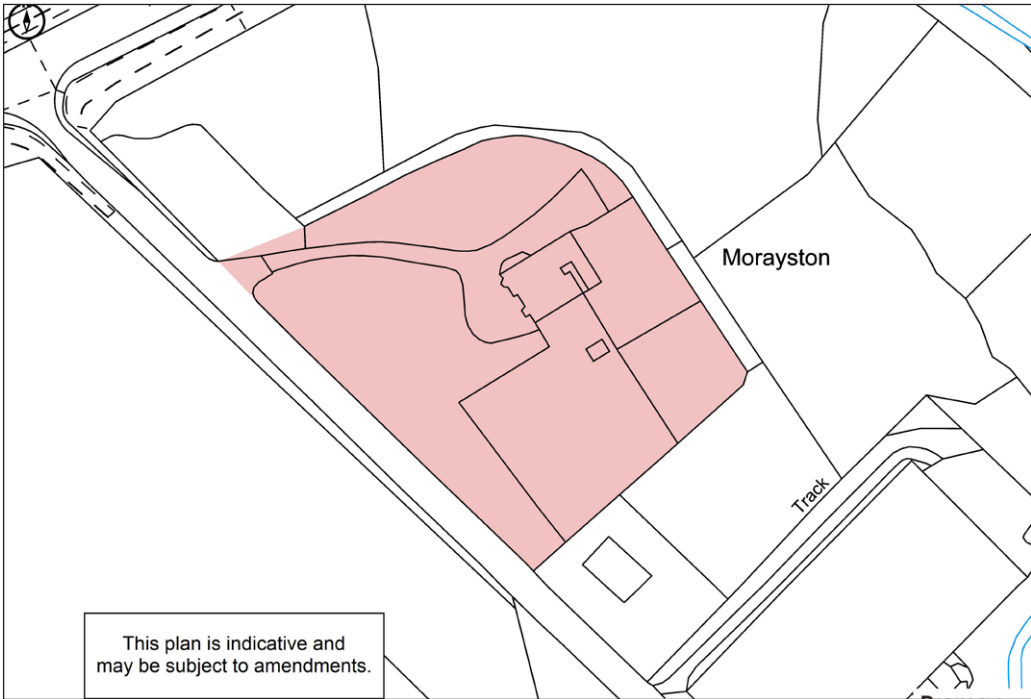
IMPORTANT NOTES

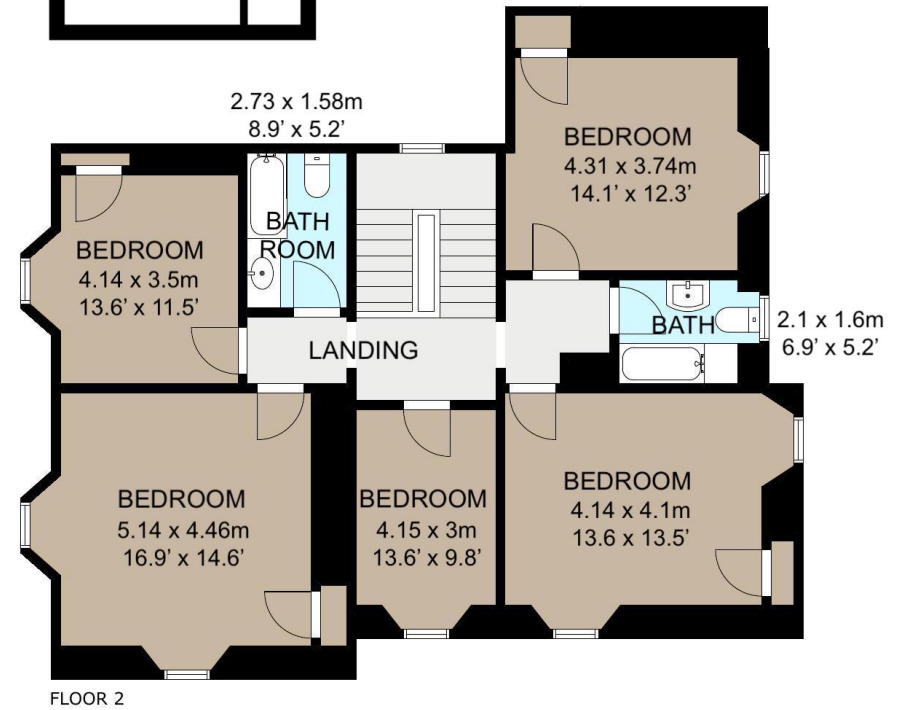
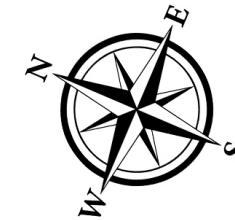
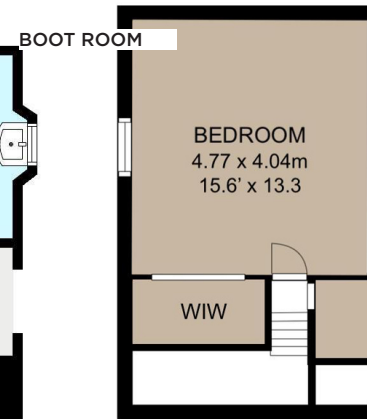
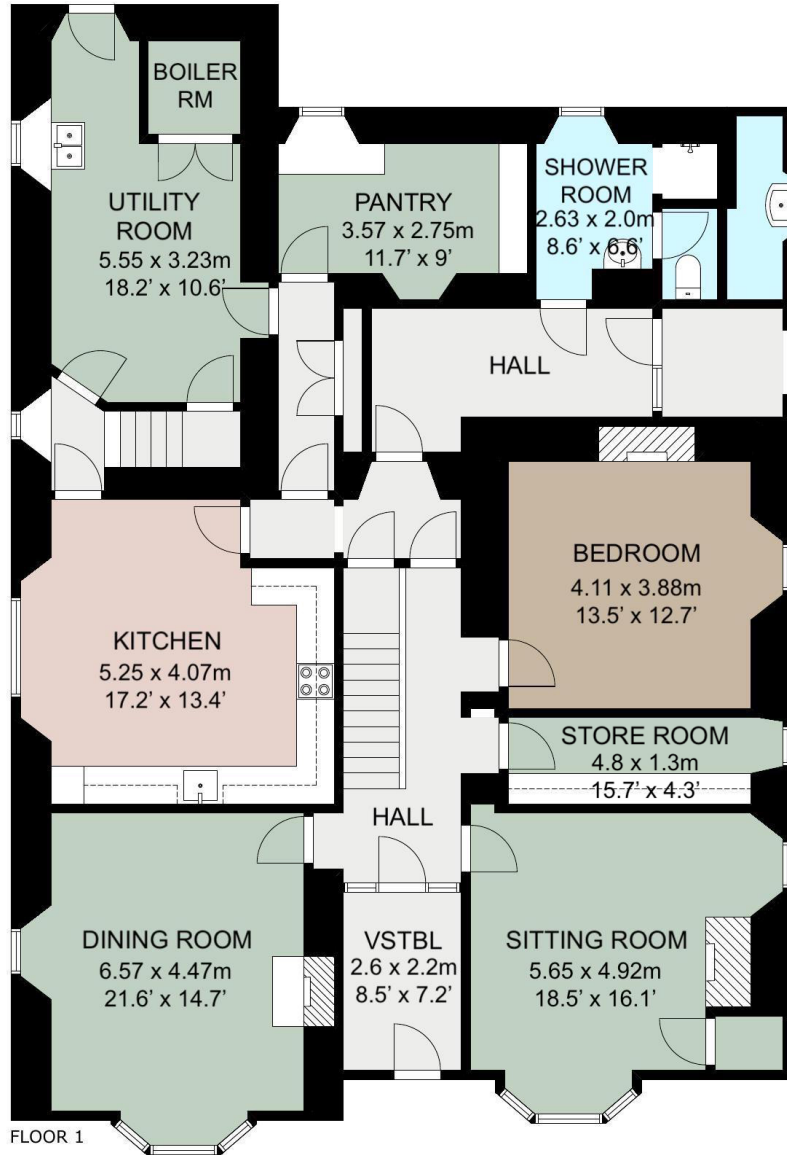
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are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











Morayston House, Dalcross, IV2 7JQ

Illustration for identification purposes, actual dimensions may differ. Not to scale.



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