

**Galbraith**

**THE SWALLOWS**  
ROSEMARKIE, FORTROSE







# THE SWALLOWS, ROSEMARKIE, FORTROSE

## A modern house with panoramic views over the Moray Firth

Inverness 14 mile ■ Airport 22 miles.

- Two Reception Rooms. Six Bedrooms.
- A well-maintained property in need of some modernisation.
- Double garage with workshop and games room.
- Gardens and grazing land.
- Secluded and sheltered setting.
- Stunning elevated views to Chanonry Point, Fort George, the Moray Coast and the Cairngorms.

About 1.83 hectares (4.52 acres) in all.

Guide Price £620,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com







### SITUATION

The Swallows lies close to the villages of Rosemarkie and Fortrose on the Black Isle, a peninsula which lies just to the north of Inverness between the Moray and Cromarty Firths. The property is in a beautiful setting with spectacular, panoramic views over the Moray Firth to Fort George, the Moray Coast and the Cairngorms. In addition, Chanonry Point on the north side of the firth is a popular place for spotting dolphins and they can be viewed clearly from the house as they congregate to fish.

Rosemarkie is a charming, traditional, former fishing village and is popular for its attractive coastal location and easy access to Inverness. The village has a local shop, pub and popular café as well as a long sandy beach and the Fairy Glen, a walk through beautiful woodland to waterfalls. Nearby Fortrose has further amenities including its harbour, yacht club, highly-regarded secondary school and golf course, while Inverness, about a twenty minute drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The Black Isle has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. Further afield, the countryside of the Scottish Highlands is varied, from the farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife, as well as a wide range of rural leisure and sporting opportunities including skiing and adventure sports in the Cairngorms National Park.



### DESCRIPTION

The Swallows was purchased by the current owner in 2000, shortly after it was built. The property comprises a substantial modern house and adjacent garage set in approximately 4.5 acres of grounds. The house was constructed to a high standard and has been well-maintained, however it would now benefit from some modernisation. The ground floor reception rooms and dining kitchen are generous in size and well-proportioned and all have stunning views over the Moray Firth to Fort George. There are bedrooms on both the ground and first floors, including the master bedroom suite with balcony that gets the morning sun, dressing rooms and en suite bathroom.

### ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Sitting Room. Garden Room/Entertaining Room. Dining Kitchen. Bedroom. Shower Room. Study. Office. Utility Room. Cloakroom.

First Floor – Master Bedroom with Dressing Room, walk-in Wardrobe and en suite Bathroom. Four further Bedrooms. Bathroom. Box Room.

All bedrooms have spacious built-in cupboards.

### GARDEN GROUNDS

The property is approached from a track over which the owners have a right of access. From here, a gate opens to an in-and-out drive leading to a parking area at the side of the house.

The grounds extend to approximately 1.83 hectares (4.52 acres). The gardens are laid mainly to grass, fringed and interspersed with mature trees and shrubs. There is a raised lawn at the front of the house and a flagstone terrace to one side.

The remaining land is rough grazing, lying to the north and west of the house.









**OUTBUILDINGS**

**Garage Building**  
 The garage is two storey and offers the potential, subject to the necessary consents, for partial or full conversion to a residential property:

**Double Garage**  
 57.6 m x 5.8 m  
 With two roller doors, concrete floor, dog run, fitted shelving, side door to garden, power, light and door to:

**Garage/Workshop**  
 7.6 m x 3.2 m max  
 With roller door, concrete floor, power, light and stairs to first floor:

**Games Room**  
 8 m x 4.2 m

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

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Scottish Water tank system	Private	Oil fired	H	Available	E	Freehold

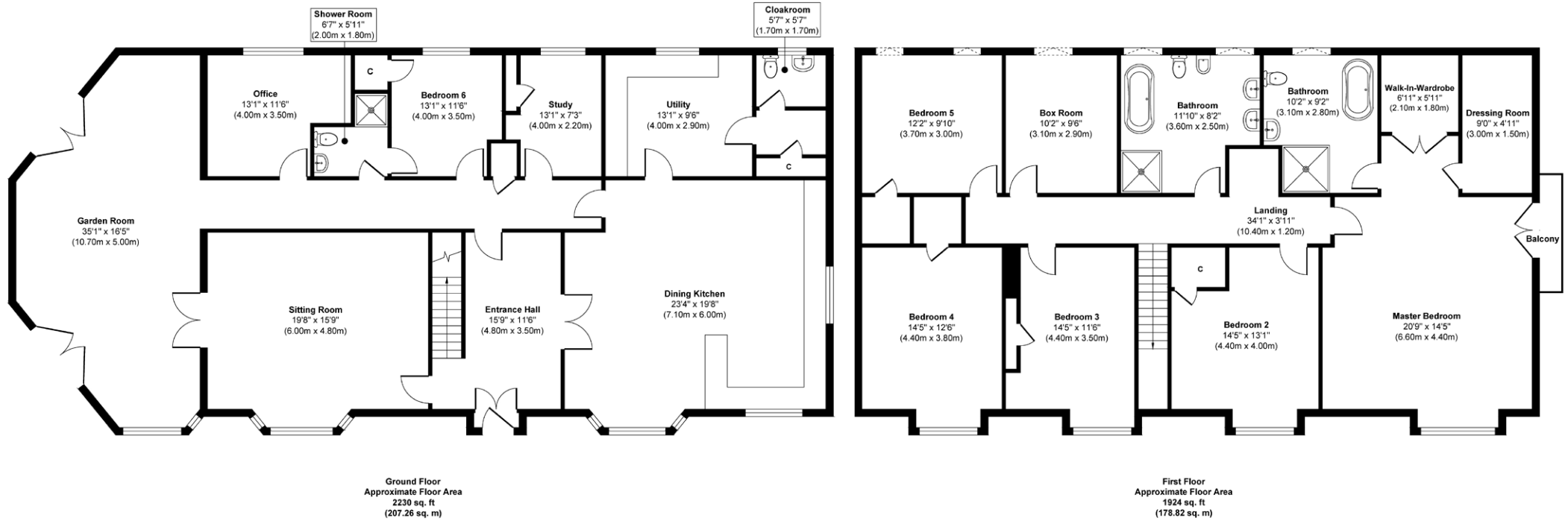
**DIRECTIONS**  
 From Fortrose, take the road to Cromarty through the village and into Rosemarkie. Continue out of the village and as you leave, cross a bridge and take the next turn on the right hand side, onto a red surfaced, uphill track. Stay on this track, passing a stone built house and then a farm steading, fork left. Continue up hill, and then turn sharp left. This is the driveway to The Swallows.

Exact grid location – What3Words - \\\ <https://w3w.co/clipboard.resolves.puzzled>

**MOVEABLES**  
 All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

**VIEWING**  
 Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

# The Swallows, Rosemarkie, Fortrose IV10 8SJ



**Approx. Gross Internal Floor Area 4154 sq. ft / 386.08 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## POST CODE

IV10 8SJ

## SOLICITORS

Ledingham Chalmers LLP, Inverness Office  
York House  
20 Church Street  
Inverness  
IV1 1ED

## 2017 ANTI MONEY LAUNDERING REGULATIONS

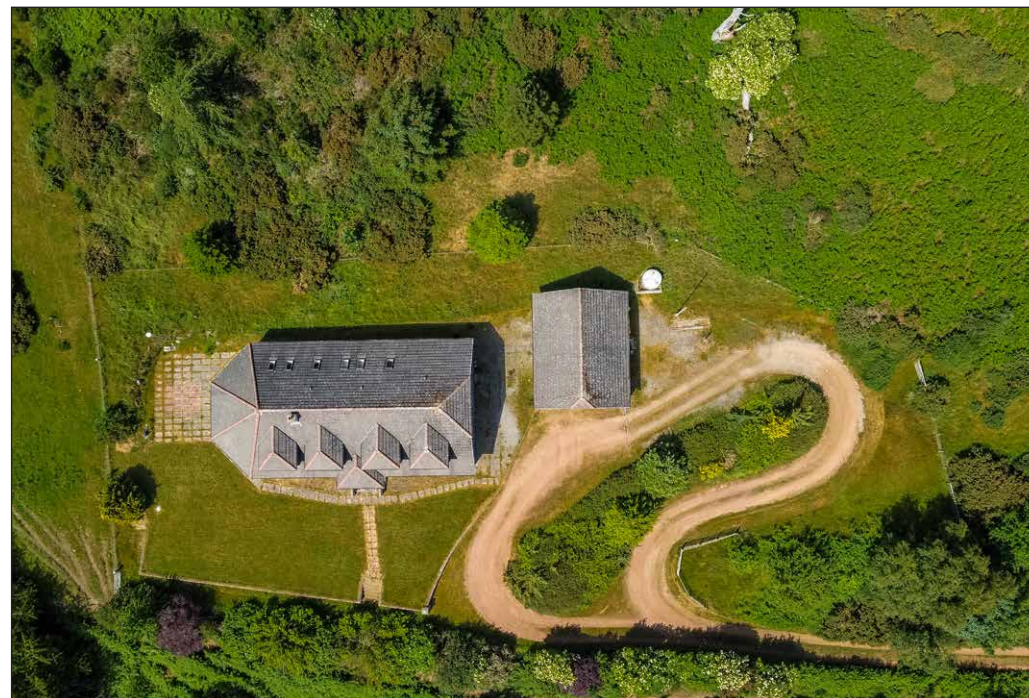
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information 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 sales 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, together with proof of funding and identification. 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. Photographs taken in June 2023.







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