

Mill Cottage

Kilmorack



Galbraith

A traditional and characterful detached cottage with an outlook over neighbouring farmland.



Beaulieu 2 miles | Inverness 12 miles.

(All distances are approximate)

Open plan living area. Two Bedrooms.

Established, wooded garden grounds.

Range of useful outbuildings.

Within commuting distance of Inverness

About 0.163 hectares (0.4 acres) in all.

Offers Over £240,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com

Situation

Mill Cottage is located in scattered hamlet of Kilmorack close to the popular village of Beaulieu in Inverness-shire. The surrounding countryside is 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 which is only a short walk away. 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. Beaulieu is a traditional and prosperous town and has a good range of independent shops, hotels, restaurants and a railway station. Primary schooling is available at Teanassie School and secondary schooling is available in both Inverness and Drumadrochit. Inverness has all the facilities of a modern city including its airport, approximately 20 miles distant, with regular flights to the south.

Description

A charming, detached property, Mill Cottage has been under the same ownership for around 25 years. Although requiring a degree of modernisation the property is well-maintained and has a rustic, cosy interior with an open plan ground floor layout incorporating a kitchen, dining area and sitting room with a wood burning stove and painted timber wall and ceiling panelling. On the first floor can be found the bathroom and two bedrooms, both enjoying an outlook over the neighbouring countryside.

Accommodation

Ground Floor – Open plan Kitchen/Dining Room/Sitting Room.

First Floor – Landing. Bathroom. Two Bedrooms.

Garden Grounds

The property is accessed from the public road and a track over which Mill Cottage has a right of access, leading to a gravel parking area to the side of the cottage. Occupying a partially wooded plot extending to approximately 0.4 acres, the mature gardens are mainly laid to grass with mown paths and some vegetable and soft fruit beds and enjoy views over the surrounding countryside.

Outbuildings

Workshop/Store

6.86m x 3.87m

Detached timber workshop and store subdivided to form a storage space and a utility room on the ground floor and a sitting/bed room, WC and office on the first floor, accessed by a wooden external staircase. With Power, lighting and water.

Within the grounds is a potting shed, a greenhouse and a workshop/office (3.36m x 2.19m) with power, lighting and an attached tool store.



Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band D

EPC

Band E

Services

Mains water and electricity | Septic tank | Oil fired central heating, | Broadband and mobile available*

*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>

Site Plan Information

The site plan contained is indicative only.

Directions



little.depths.stoppage



Postcode: IV4 7AL

Fixtures and Fittings

All curtains 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, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

Solicitors

Wright, Johnston & Mackenzie LLP
The Green House
Beechwood Business Park North
Inverness
IV2 3BL

Anti Money Laundering (AML) Regulations

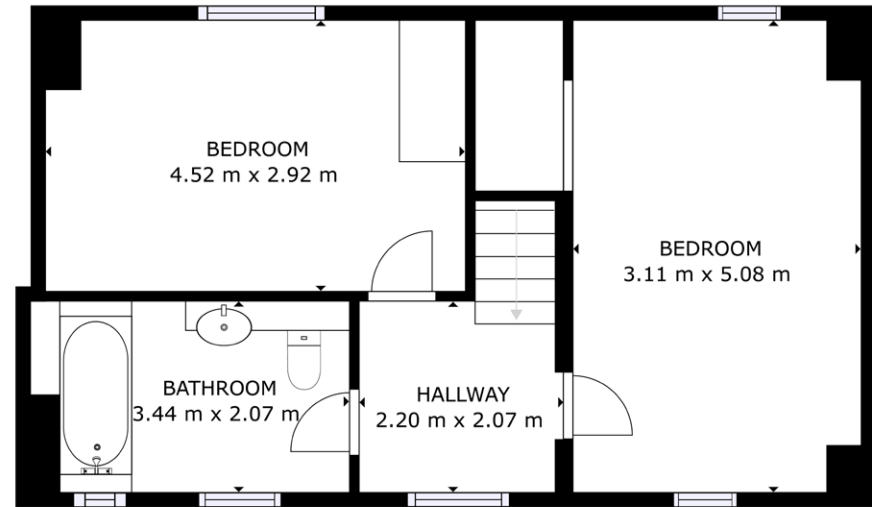
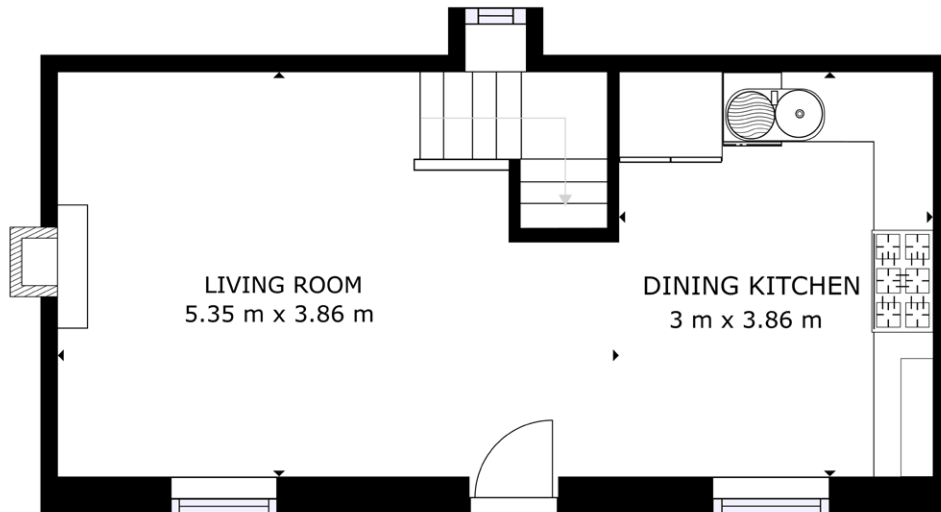
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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





Mill Cottage, Kilmorack, IV4 7AL



GROSS INTERNAL AREA
FLOOR 1: 34.01 m², FLOOR 2: 45.05 m²
TOTAL: 79.06 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Health & Safety

Appropriate caution should be exercised at all times during inspection.

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 April 2026.





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