



DALBUIE HOUSE

UPPER MYRTLEFIELD, INVERNESS



DALBUIE HOUSE, UPPER MYRTLEFIELD, INVERNESS

An outstanding modern house with stunning views.

City centre 4 miles. ■ Airport 8 miles.

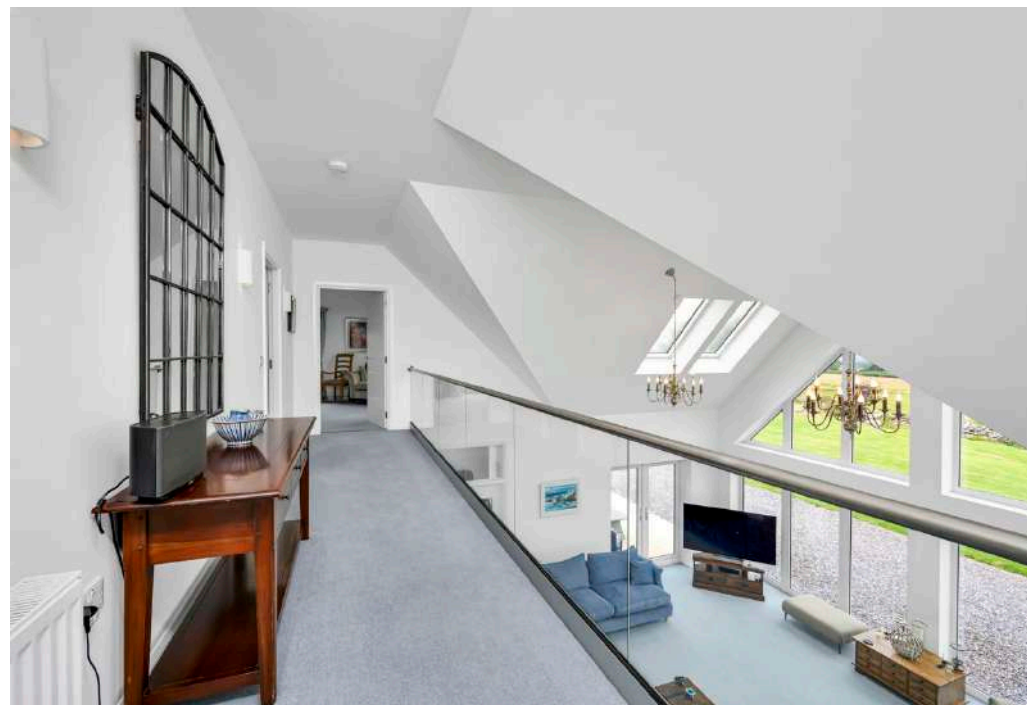
- Two Reception Rooms. Three Bedrooms.
- A beautiful, semi open plan interior.
- Highly energy efficient with air source heat pump, pv and solar panels.
- Garden studio and multi-purpose shed.
- Full planning consent for separate annexe.

About 0.41 hectares (1 acre) in all.

Offers Over 675,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Dalbuie House is in the hamlet of Upper Myrtlefield close to Inverness. The property is in a delightful, secluded setting with spectacular views over the Moray Firth to the Black Isle. In its semi-rural location, with peaceful, single track road that meanders through a scattering of houses in mature woodland, Dalbuie House enjoys the benefits of living in the countryside with much the convenience of city life.

Inverness is a thriving and expanding city, its prosperity reflected in its amenities including excellent restaurants, good shopping, recreational facilities and University, while the strong, traditional Highland culture blends happily with modern theatre and the arts. Primary schooling is available at nearby Balloch School and secondary schooling at the highly regarded Culloden Academy. Inverness has good communications with a main line railway station in the city and the airport with its regular flights to the south and Europe.

The Moray coast is famous for its mild, dry climate and beautiful and varied countryside offering many opportunities for rural sport and recreation. Sailing on the Moray Firth is excellent and there is a marina at Inverness and harbours dotted along the coast. The area is also popular for its first-class golf courses and the venue for the Scottish Golf Open is at Castle Stuart just a few miles from Dalbuie House. The Lecht and Cairngorm Ski and Activity Centres are both less than an hour's drive away

DESCRIPTION

Dalbuie House, which was completed in 2022, was designed by the sellers in conjunction with their architect. The highest quality materials, finishes and fittings have been incorporated throughout and attention to detail in all respects has created an exceptional house, using the best of contemporary design. Extensive use of glass and carefully positioned window openings fill the house with natural light, while the understated use of colour allows the accommodation to flow. Running costs are minimised with an air source heat pump, very high levels of insulation, top quality double glazing and pv panels which heat the water and supply electricity to battery storage.

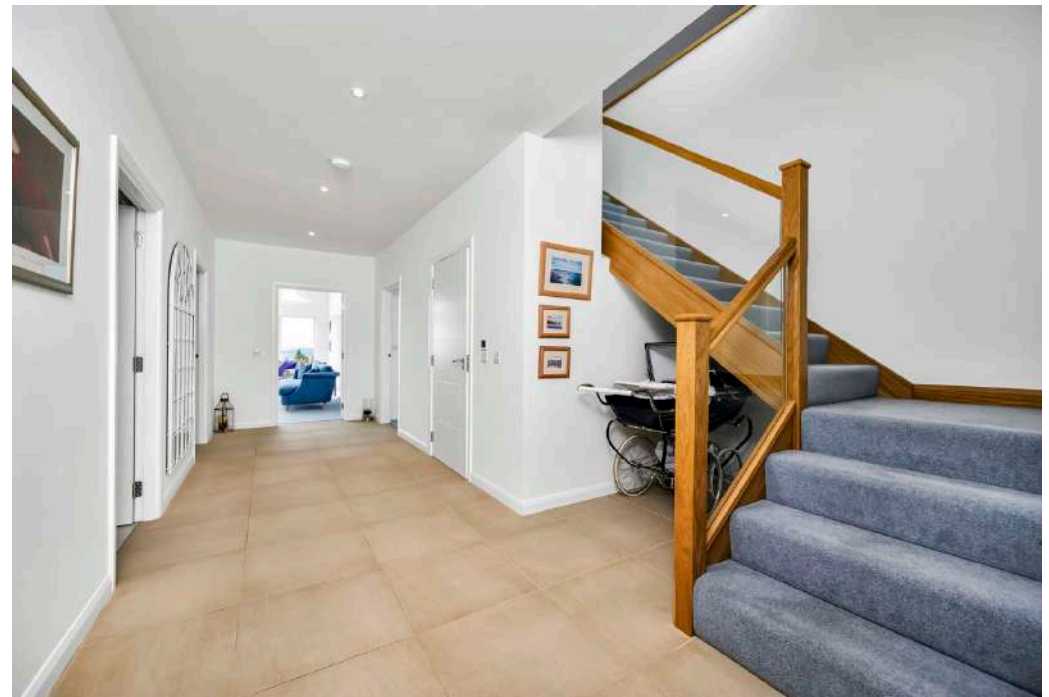
ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Dining Kitchen. Bedroom with en suite Dressing Room and Bathroom. Pantry. Utility Room. Boot Room/Plant Room.
First Floor - Galleried Landing. Sitting Room. Two Bedrooms. Shower Room.

GARDEN GROUNDS

The property is approached from the public road, a driveway leading to a parking area at the rear of the house.

The grounds extend to approximately one acre and comprise gardens laid mainly to lawn with two patios adjacent to the house and a generous parking area, while mixed woodland underplanted with shrubs lines the drive.



OUTBUILDINGS

Pergolux Garden Studio

3.8 m x 2.7 m
With flagstone sitting area in front and sheltered BBQ decking to one side.

Multi-purpose Shed

Located on the driveway to the house and comprising:

Workshop

5.9 m x 3 m
With fitted shelving and work benches.

General Store

5.9 m x 2.8 m

General Store 2

5.9 m x 2.8 m
With partly lined and insulated walls.

ANNEXE

Full planning consent ReferenceNo:25/01226/FUL
<https://wam.highland.gov.uk/wam/simpleSearchResults.do?action=firstPage> was granted on 16th May 2025 for a one bedroom, single storey annexe in the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Air source heat pump.	G	Available*	Available*	B	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 - ///peroxide.subplot.shrimp

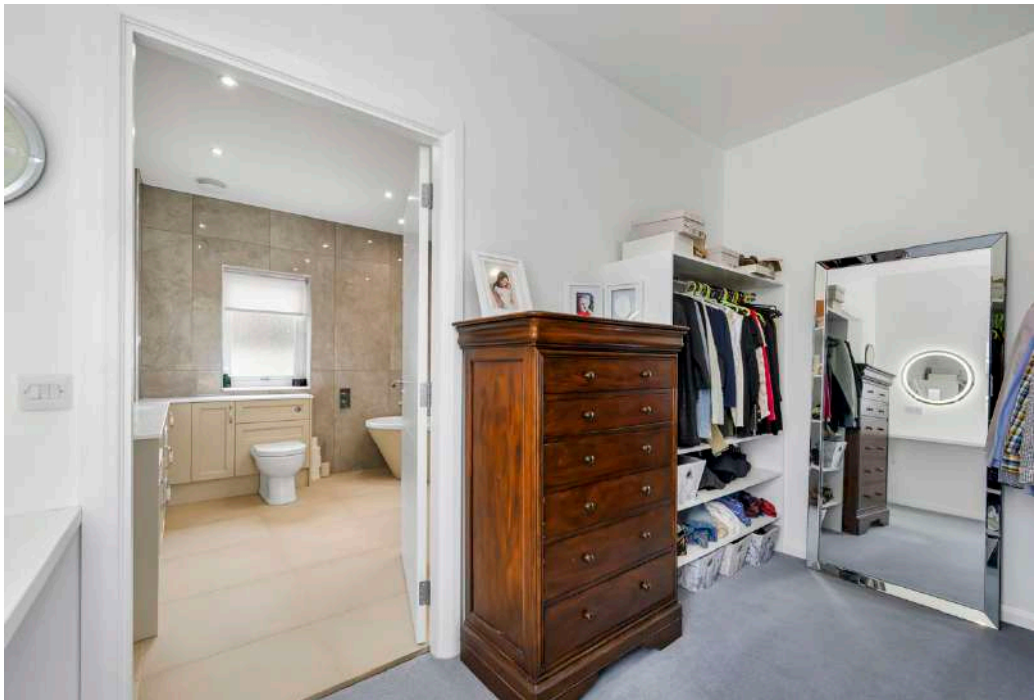
MOVEABLES

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





POST CODE

IV2 5BX

SOLICITORS

A Fraser and Co
106 Church Street
Inverness
IV1 1EP

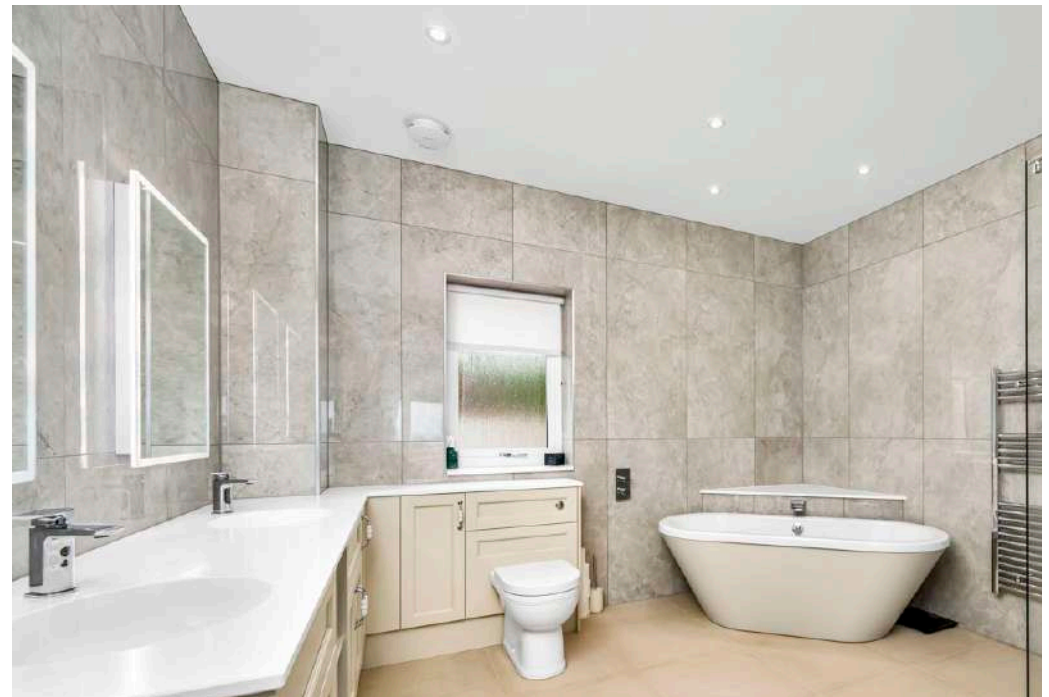
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

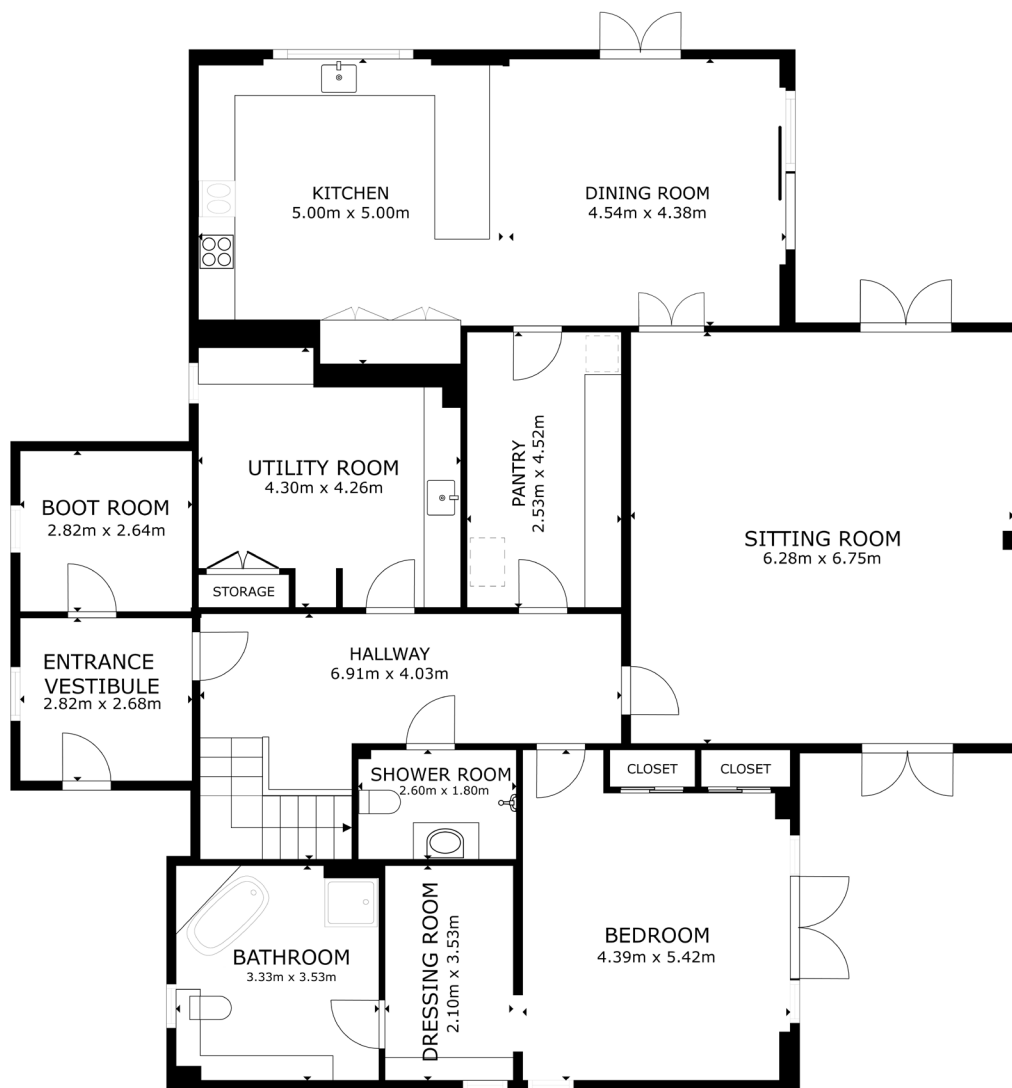
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

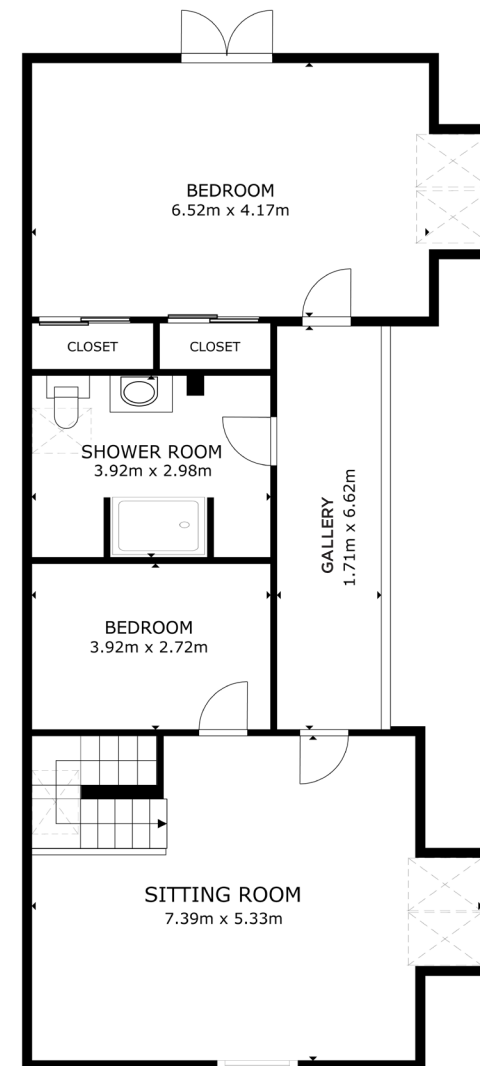
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are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



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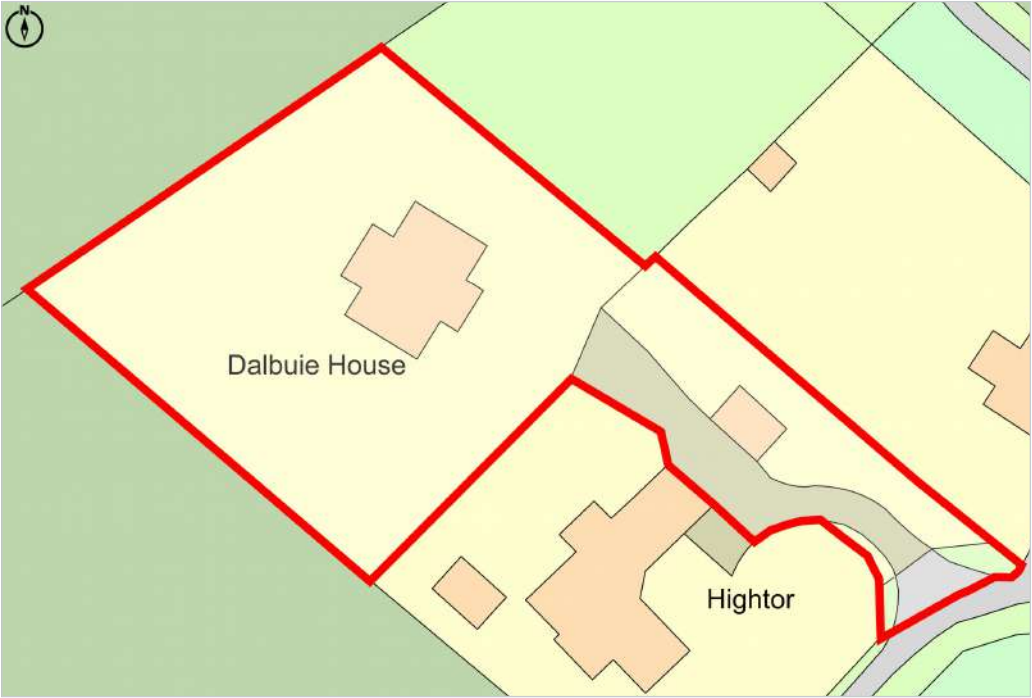
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 204.2 m² FLOOR 2 104.0 m²
TOTAL : 308.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.






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