

# Grunwald

Belladrum | by Beaully.



**Galbraith**

## A detached bungalow on the picturesque Belladrum Estate.



Beaulieu 4 miles. Inverness 10 miles.

(All distances are approximate)

One Reception Room. Four Bedrooms.

Requiring modernisation but with great potential.

Delightful, sheltered garden.

Two garages and a former artist's studio.

Within easy commuting distance of Inverness.

About 0.2 hectares (0.5 acres) in all.

**Offers Over £330,000**

# Galbraith

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

[galbraithgroup.com](http://galbraithgroup.com)



## Situation

Grunwald is in an enviable, semi-rural location on the attractive and sought after Belludrum Estate, close to the villages of Kiltarlity (1 miles away) and Beaully (4 miles away). Beaully is a charming and prosperous village with a good selection of shops, hotels and a railway station. There are primary schools at Kiltarlity and the village of Kirkhill (3.5 miles away) 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 surrounding landscape is peaceful and unspoilt, providing a haven for many rare species of plants and wildlife and with woodland and hill walks available from the doorstep.

## Description

Grunwald, meaning green wood or green forest, has been under the ownership of the same family since 1982. This charming, detached bungalow is in a stunning location within the Belladrum Estate. Although requiring a degree of modernisation the property has comfortable, lateral accommodation and enjoys views over the estate. The bungalow sits centrally within its plot and holds scope for extension, with the attached garage holding potential for conversion into further living accommodation, subject to gaining the relevant permissions.

## Accommodation

Ground Floor - Entrance Hall. Sitting Room. Kitchen/Dining Room. Bathroom. Four Bedrooms.



## Garden Grounds

Approached by the estate road, over which Grunwald has the right of access, a gated entrance to a shared driveway leading to gravel parking areas to the front and side of the property. The garden which extends to approximately 0.5 acres is mainly laid to grass, has patio seating areas, mature shrub beds and is neighboured by woodland providing both privacy and shelter.

Please note that the exact site boundary is yet to be defined and that any plot size stated is indicative only.

## Outbuildings

Attached garage  
6.3m x 3.0m  
With power, lighting and an up and over door.

Detached garage  
5.8m x 3.1m  
Of timber construction.

Shed/studio  
5.8m x 2.8m  
Of timber construction, with power and lighting.

There are two timber tool sheds sited within the garden.

## Tenure

Freehold

## Local Authority

Highland Council

## Council Tax

Band E

## EPC

Band C

## Services

Private water | Septic tank | Oil fired 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>

## Directions



songbirds.nerd.shepherds



Post Code IV4 7BA

## Fixtures and Fittings

All carpets and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

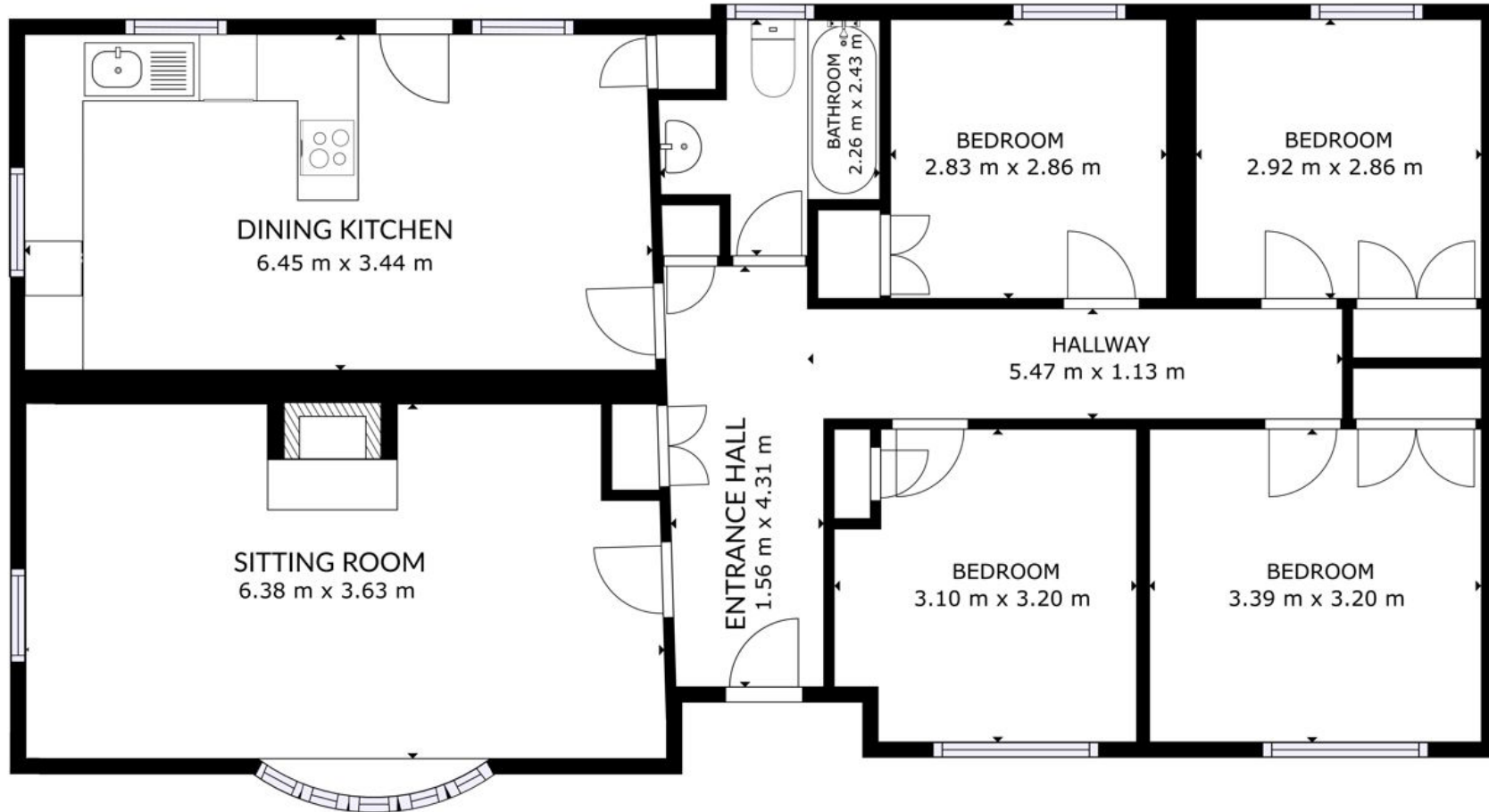
## Viewing

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.





# Grunwald, Belladrum, IV4 7BA



GROSS INTERNAL AREA  
FLOOR 1: 108.88 m<sup>2</sup>  
TOTAL: 108.88 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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.

## 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 May 2026.





**Galbraith**