



1 SOUTERS VIEW

LOCH FLEMINGTON, NAIRN



1 SOUTERS VIEW, LOCH FLEMINGTON, NAIRN

An outstanding modern house in an exclusive, rural development.

Nairn 5 miles. ■ Airport 4 miles. ■ Inverness 11 miles.

- One Reception Room. Four Bedrooms.
- Beautifully presented accommodation.
- Highly energy efficient with air source heat pump and underfloor heating.
- Double garage with workshop.
- Lochside Loft one bedroom apartment, currently a successful holiday let.
- Easily managed grounds.
- Within walking distance of Loch Flemington, a Nature Scot Protected Area.
- Easy access to Nairn and Inverness.

About 0.13 hectares (0.33 acres) in all.

Offers Over £725,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

No 1 Souters View is one of group of exclusive, modern houses in a beautiful rural setting close to Nairn. In its semi-rural location, with peaceful, single track road that runs along the north side of Loch Flemington, 1 Souters View enjoys the benefits of living in the countryside with the convenience of easy access to the airport, Inverness and Nairn.

Loch Flemington lies on the Moray Coast, an area famous for its mild, dry climate, beautiful and varied countryside and sharp coastal light. The region offers many opportunities for rural sport and recreation, from Nairn with its sailing harbour and championship golf courses to further inland where the ground rises to hill and moorland. The unspoilt countryside is a haven for many types of rare wildlife and flora and Loch Flemington, recognised as a site of European ecological and scientific importance, is host to the Slavonian grebe, great crested newt and rare underwater plants.

Inverness is a thriving and expanding city, its prosperity reflected in its amenities including excellent restaurants, good shopping and recreational facilities, while the strong, traditional Highland culture blends happily with modern theatre and the arts. From 1 Souters View, primary schooling is available at the highly regarded Cawdor or Croy Primary Schools, and secondary schooling at Nairn or Culloden Academies. The area has good communications with a main line railway station in the city and the airport with its regular flights to the south and summer flights to Europe.

DESCRIPTION

No 1 Souters View, which was completed in 2023, 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, ground floor under floor heating, high levels of insulation, and top quality double glazing.

ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Dining Kitchen with Family Area. Bedroom with en suite Shower Room. Office. Utility Room.

First Floor - Landing with Sitting/Games Area. Master Bedroom with Dressing Room and en suite Bedroom. Two further Bedrooms, one with dressing room. Family Bathroom.

GARDEN GROUNDS

The property is approached from the single track public road, a gateway opening to a driveway and a parking area in front of the house.

The grounds extend to approximately 0.33 acres. The gardens are laid mainly to grass, enclosed by laurel hedging and timber fencing. There is a generous gravel parking area in front of the house and a sheltered flagstone sitting area to one side.

OUTBUILDINGS

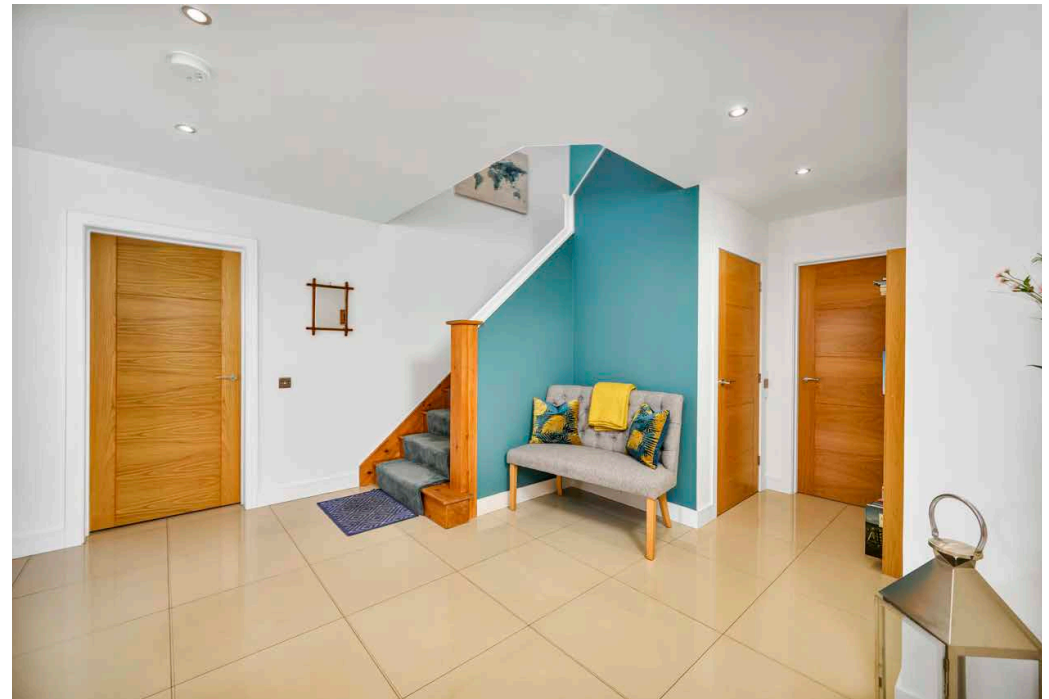
Lochside Loft

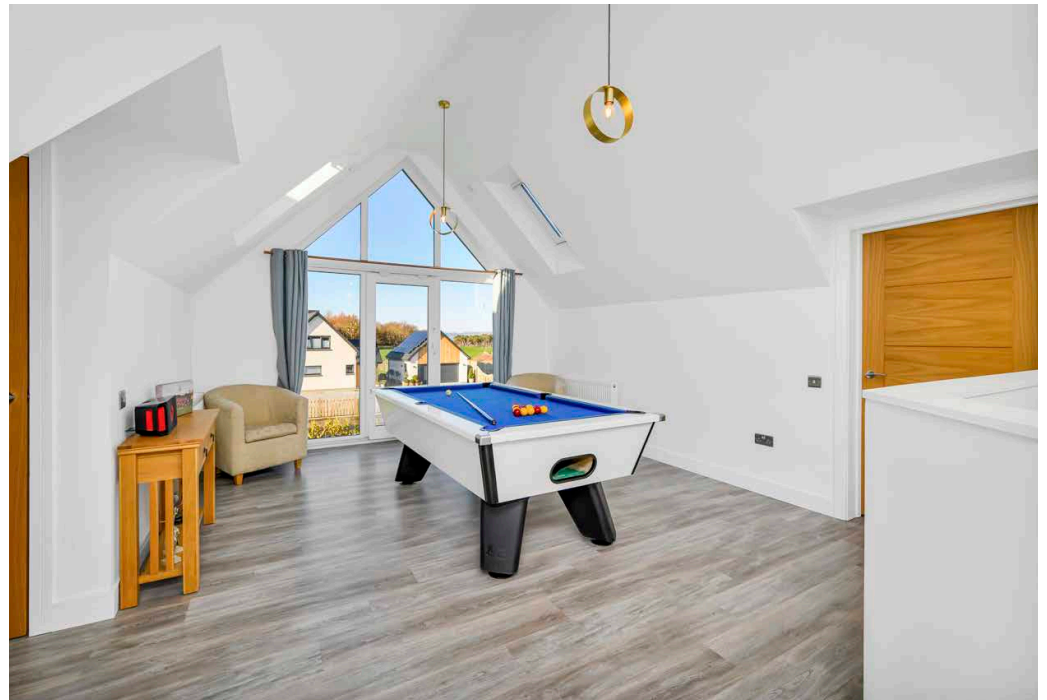
The apartment is on the first floor of the garage building and comprises contemporary, beautifully appointed one bedroom accommodation. This is currently a successful holiday let, managed through Booking.com. Short Term Let Licence No: HI-50297-F

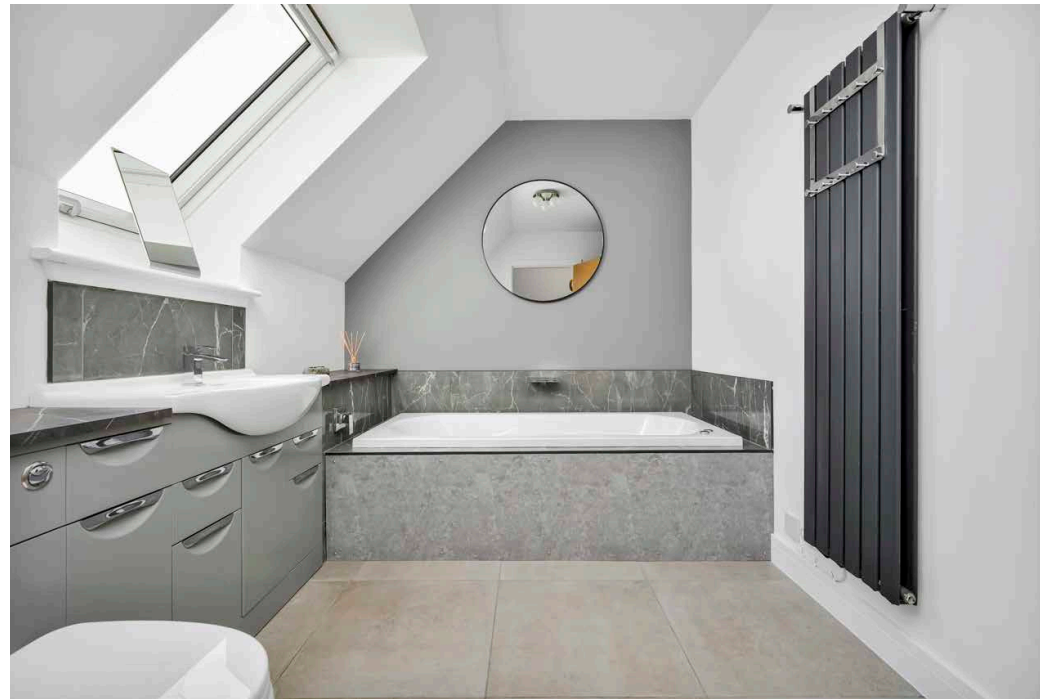
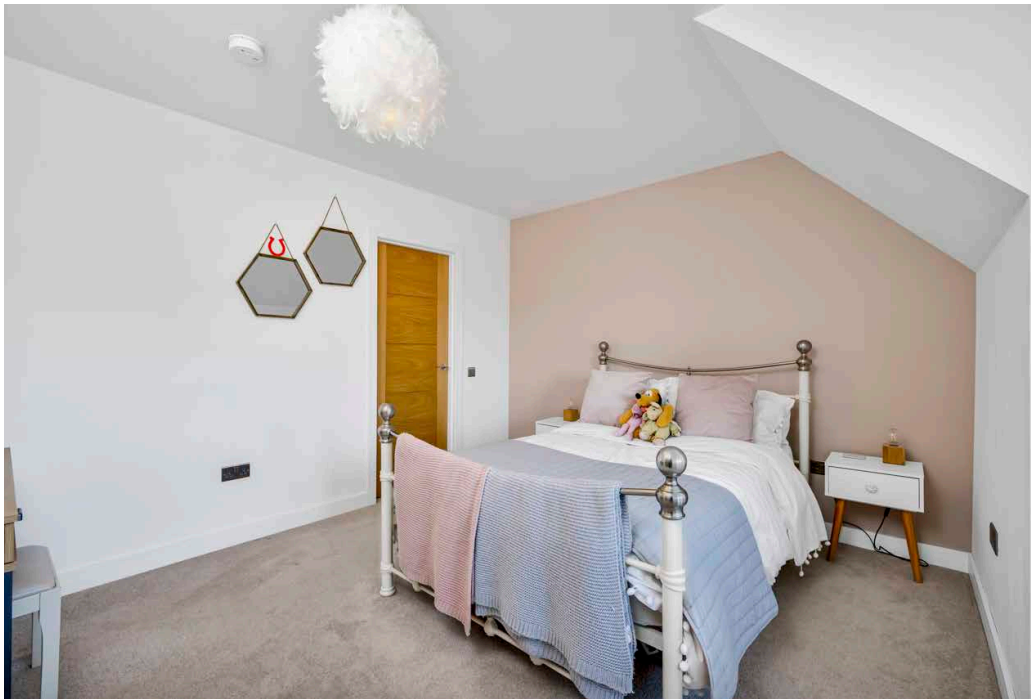
Double Garage

A double garage with fully lined interior, electric door, workshop area and side door to garden.

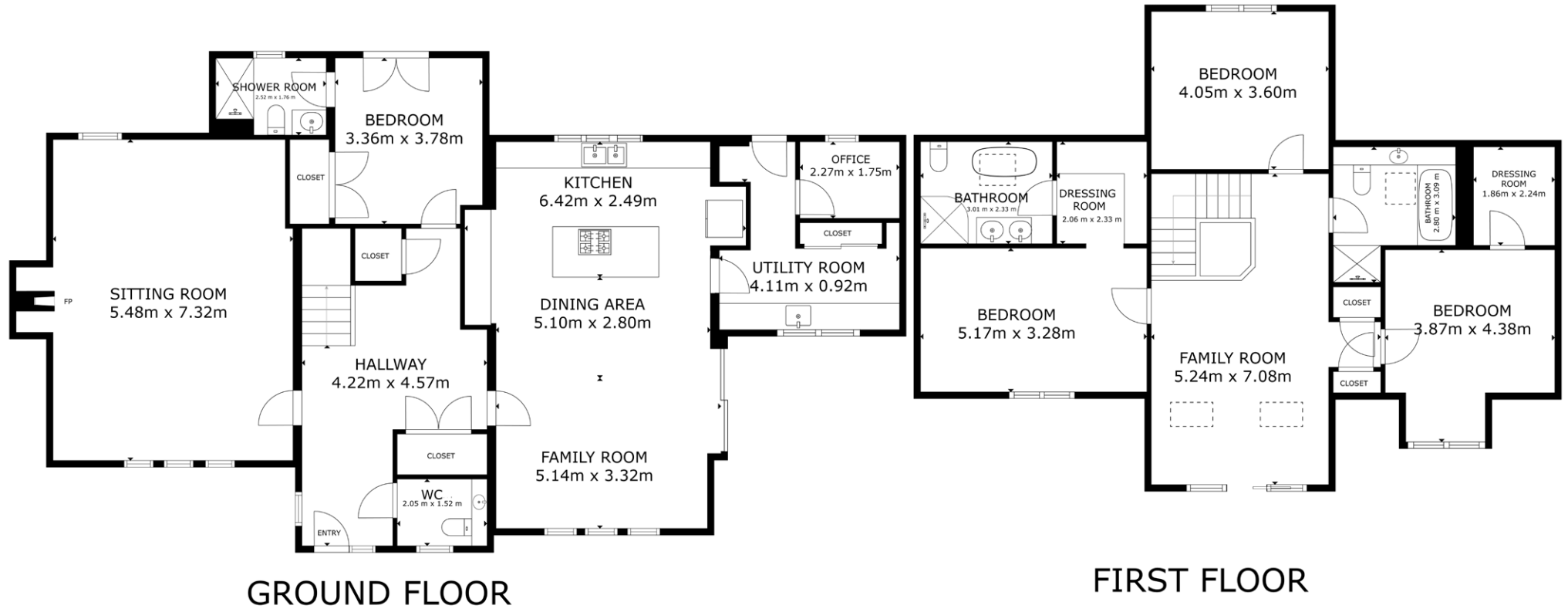
In the back garden there is an outbuilding with bicycle store, garden shed and wood store.







1 SOUTERS VIEW, LOCH FLEMINGTON, INVERNESS IV2 7AH

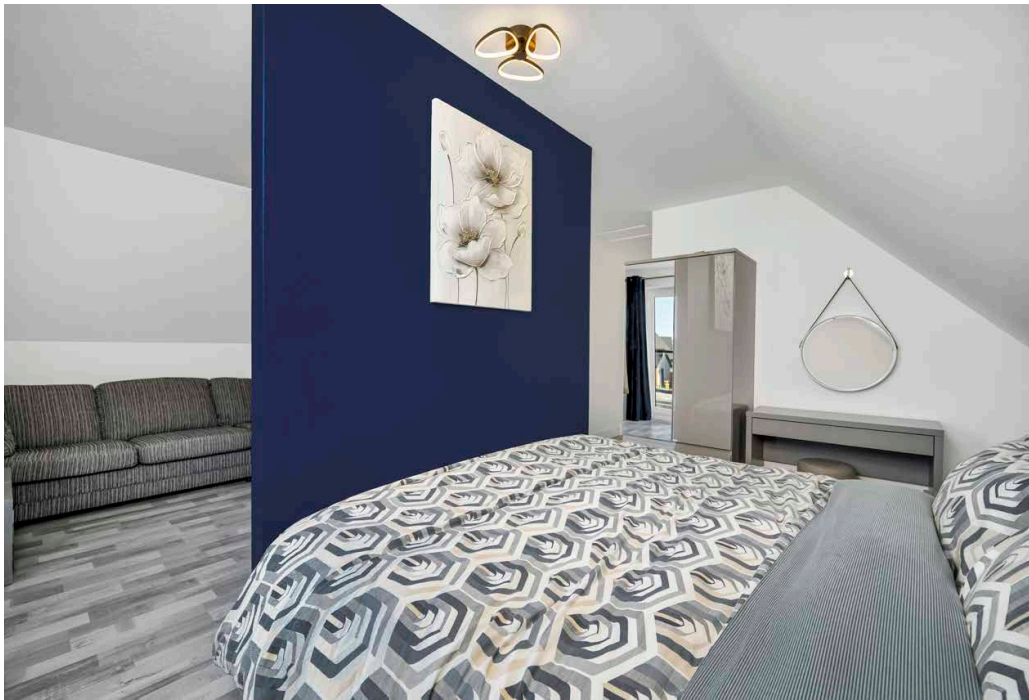
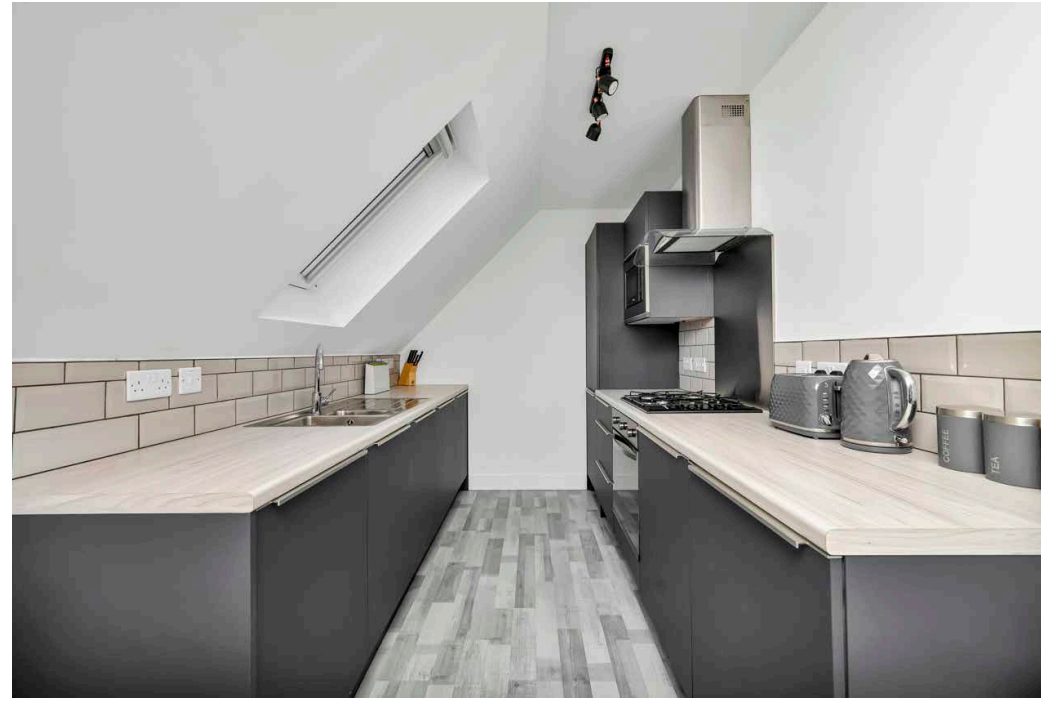


GROUND FLOOR

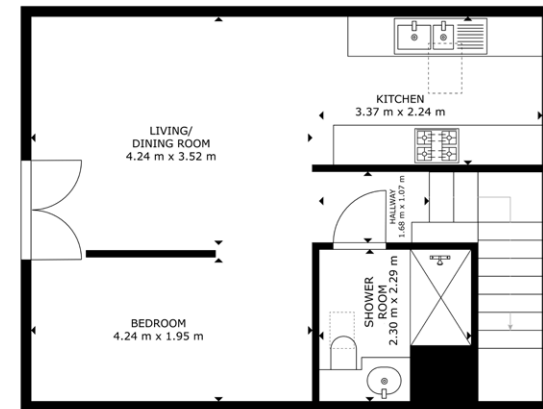
FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 157 m², FLOOR 2: 104 m²
TOTAL: 261 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



(LOCHSIDE LOFT) 1 SOUTERS VIEW, LOCH FLEMINGTON, INVERNESS IV2 7AH



GROSS INTERNAL AREA
 FLOOR 1: 6.44 m², FLOOR 2: 4.44 m²
 TOTAL: 10.88 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Air source heat pump. Underfloor heating on the ground floor.	G	Fibre 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 - ///tentacles.sizing.joyously

FIXTURES AND FITTINGS

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

LOCAL AUTHORITY

Highland Council

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 7AH

SOLICITORS

Macphee & Partners

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

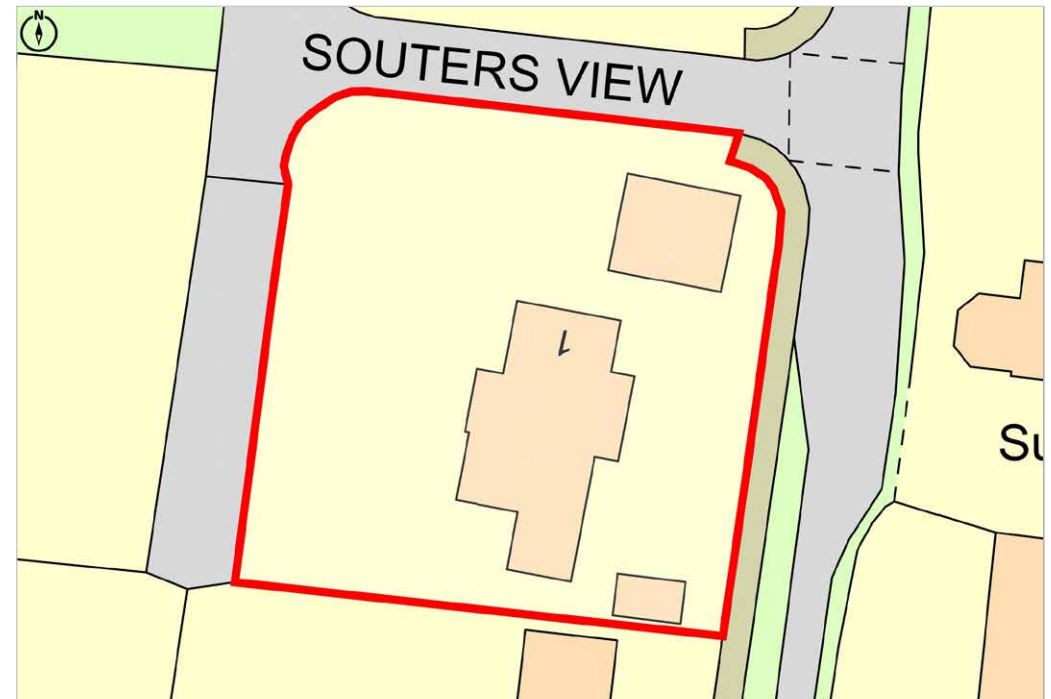
Failure to provide required identification may result in an offer not being considered.

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 February 2026.





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