



FERNLEA
KIRKHILL



FERNLEA, KIRKHILL

A detached dwelling house in a quiet village location within commuting distance of Inverness.

Inverness 8 miles. ■ Beauuly 4 miles.

- Three Reception Rooms. Four Bedrooms.
- Versatile accommodation with tremendous potential.
- Countryside views to the rear.
- Mature walled garden with off-street parking.
- Within walking distance of the local amenities.

About 0.07 hectares (0.18 acres) in all.

Offers Over £280,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Fernlea situated in the heart of the village of Kirkhill within commuting distance of Inverness. The village has an active community centre, a primary school with nursery and a free bus service runs to secondary schooling in Inverness. Beauly some 4 miles distant, is a traditional town providing all one's daily needs. There is a railway station, a Co-op, hardware store, greengrocers, chemist, as well as a number of cafes/restaurants, a primary school and two doctor's surgeries. The surrounding countryside is peaceful and unspoilt, popular with those who enjoy outdoor pursuits including hill walking, cycling and fishing, with salmon fishing available on the River Beauly. Kirkhill is well placed for access to the west coast, with its excellent sailing and beaches, is within easy reach of the National Nature Reserve of Glen Affric, and Strathfarrar is just a short distance away. Inverness, about eight miles away, has all the facilities of a modern city including its airport with regular flights to the south.

DESCRIPTION

Fernlea is a detached dwelling that has been in the same family for nearly 60 years. Although requiring a degree of modernisation Fernlea has huge potential with well proportioned, versatile accommodation spread over two floors. The adjoining store, linked to the property by the workshop/unity area, was once used as the village Post Office and presents the opportunity to be used in a variety of ways including as a hobby room/studio and even has the potential be upgraded to form a garage or further living accommodation, subject to gaining the relevant consents. The kitchen/family room has a wood burning stove and the sitting room with its open fireplace, is dual aspect enjoying views towards Newtonhill.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Utility/Workshop. Store. Kitchen/Family Room. Side Vestibule. Sitting Room. Dining Room. Conservatory. Two Bedrooms. Shower Room
 First Floor - Landing. Bedroom. Further Bedroom with en-suite Shower Room.

GARDEN GROUNDS

Fernlea is surrounded by its walled garden with a gravel driveway providing off-street parking. There are areas laid to grass with flowerbed borders planted with a variety of shrubs, flowers and heathers, a gravelled seating area is located in the front garden and there are areas laid to patio to the rear.

OUTBUILDINGS

A green house, log store and lean-to tool shed are all located within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure	Mobile Coverage
Mains	Mains	Electric	Band E	Available	Band F	Freehold	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

Exact grid location - What3Words - <https://what3words.com/concluded.vouch.handbook>

MOVEABLES

All carpets, curtains / blinds, fitted floor coverings and white goods are included in the sale.



OTHER INFORMATION.

There is mention of possible asbestos type material within the Home Report. The owners have indicated that it is their intention to have the single panel mentioned on p13 and p40 of the home report removed and replaced prior to sale.

There are two telegraph poles located within the garden area. It is assumed that any maintenance will have a right of access.

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

IV5 7NZ

SOLICITORS

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

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.

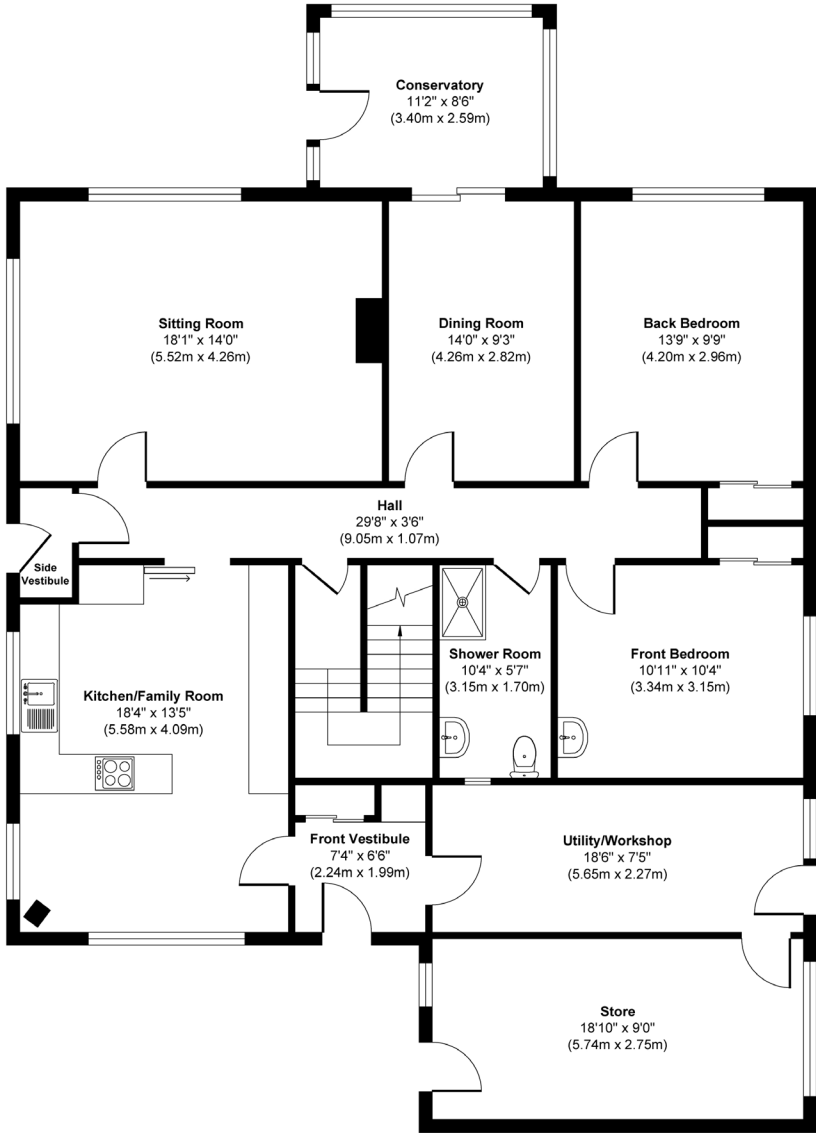
IMPORTANT NOTES

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 November 2023.

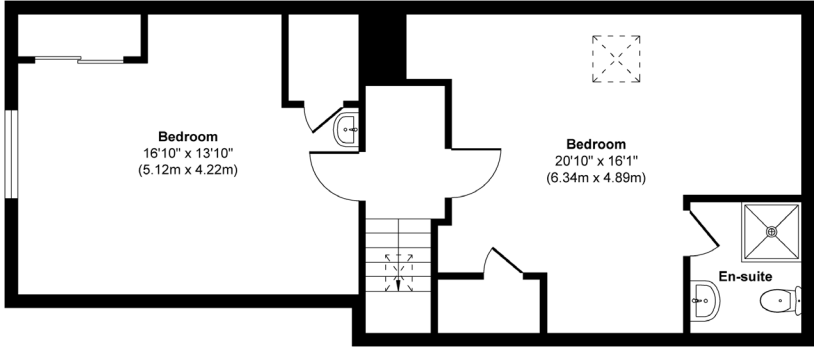




Fernlea, Kirkhill, Inverness, IV5 7NZ



Ground Floor
Approximate Floor Area
1599 sq. ft
(148.64 sq. m)

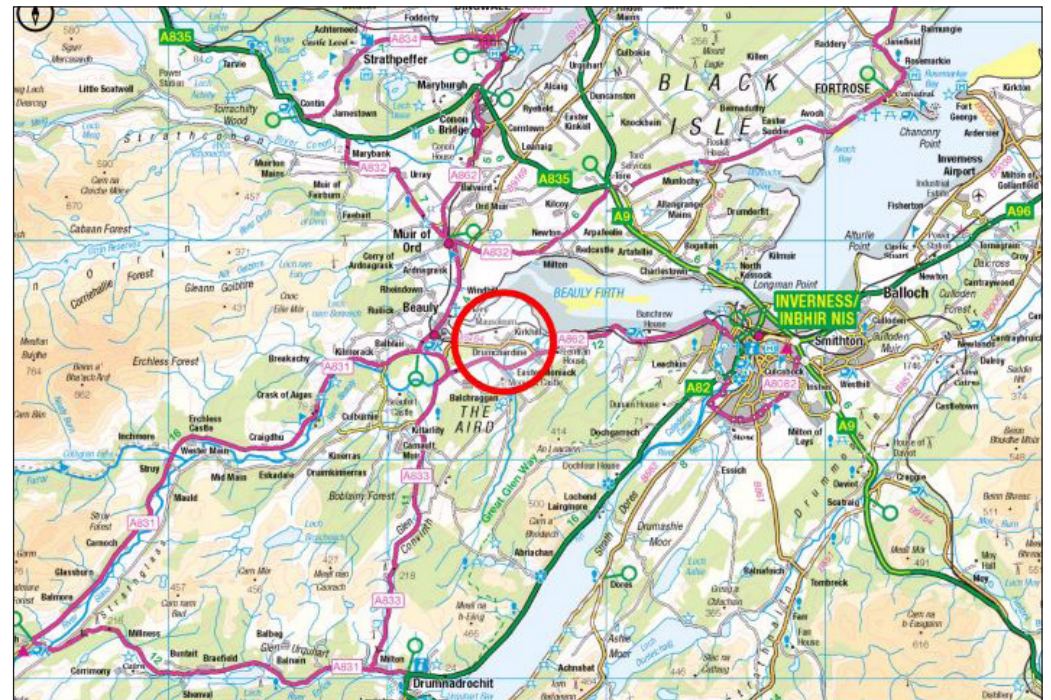
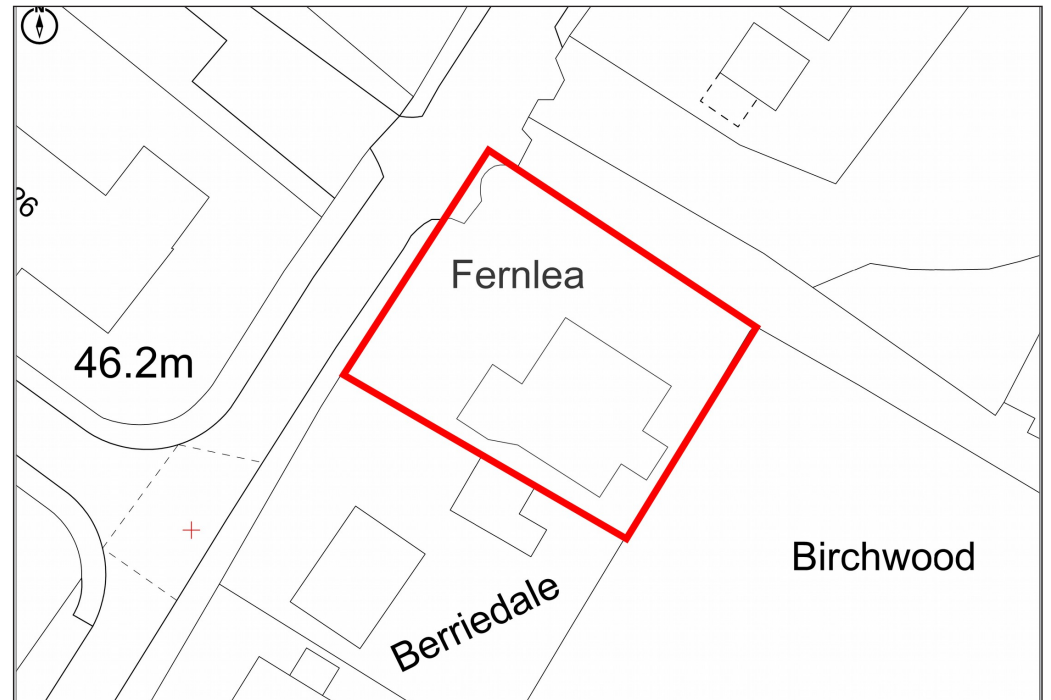


First Floor
Approximate Floor Area
566 sq. ft
(52.67 sq. m)

Approx. Gross Internal Floor Area 2165 sq. ft / 201.31 sq. m

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

Produced by Elements Property





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