

**Galbraith**



**BOURTREE HILL**  
BEAULY, INVERNESS



## BOURTREE HILL, BEAULY, INVERNESS

An attractive, rural, family house with far-reaching views.

Inverness 13 miles ■ Airport 20 miles.

- Two Reception Rooms. Four Bedrooms.
- Well-presented accommodation retaining traditional features.
- Delightful established grounds with mature woodland.
- Garage and log store.
- Within easy reach of Inverness.

About 0.25 hectares (0.61 acres) in all.

Offers over £425,000

# Galbraith

Inverness  
01463 224343  
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 OnTheMarket





### SITUATION

Bourtree Hill is in a beautiful setting close to Beaulieu in Inverness-shire. The property is on an elevated site, sheltered by mature woodland and with beautiful views over open farmland to the town.

Beaulieu is a traditional and prosperous town and is within walking distance or just a short drive from the property. There is a good range of independent shops, hotels and a railway station, while primary schooling is available in the town and secondary schooling in Inverness, both of which have a free bus service. Inverness has all the facilities of a modern city including its airport with regular flights to the south.

The surrounding countryside is peaceful and unspoilt, providing a haven for many rare species of wildlife and plants. World class salmon fishing is available on the River Beaulieu and the quiet countryside makes it an ideal area for cycling and hill walking, while challenging mountain climbs are within easy reach.

### DESCRIPTION

Bourtree Hill, which was purchased by the current owners in 2007, has well laid out family accommodation with spacious rooms retaining original features including panelled doors, picture rails, fireplaces and sash windows.



The elevated, open aspect fills the interior with natural light, complemented by the curtains and furnishings. The property has been well-maintained and recent improvements include a new kitchen, new floor tiles in the sun porch, full external re-painting and new stock-proof fencing along one boundary.

### ACCOMMODATION

**Ground Floor** - Conservatory Porch. Entrance Hall. Dining Kitchen. Sitting Room. Dining Room. En suite Bedroom. Further Bedroom. Bathroom. Boiler Room. Utility Room. WC.

**First Floor** - Two Bedrooms. Shower Room. Walk-in Attic.

### GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway and a parking area at the side of the house.

The grounds extend to approximately 0.61 acres and comprise mature mixed woodland and established gardens, fringed and interspersed with mature specimen trees, shrubs and hedging. Herbaceous borders lie at the base of the front wall of the house and there are spring-flowering bulbs throughout the garden.



## OUTBUILDINGS

### GARAGE 5.6 m x 3 m

With sliding door, concrete floor, power and light. To one side of the garage is a log store and a garden shed.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Oil fired	F	Available	F	Freehold

## DIRECTIONS

From Beaulieu village centre, turn up Croyard Road. At the crossroad, turn right and the turning to Bourtree Hill is on the right hand side where the road turns sharply to the left.

Exact grid location - What3Words - <https://w3w.co/devoured.lined.tripped>

## MOVEABLES

All fitted carpets and light fittings are included in the sale. Further items including the curtains 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 SOLICITORS

IV4 7EX Wright, Johnston & Mackenzie LLP  
The Green House  
Beechwood 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:

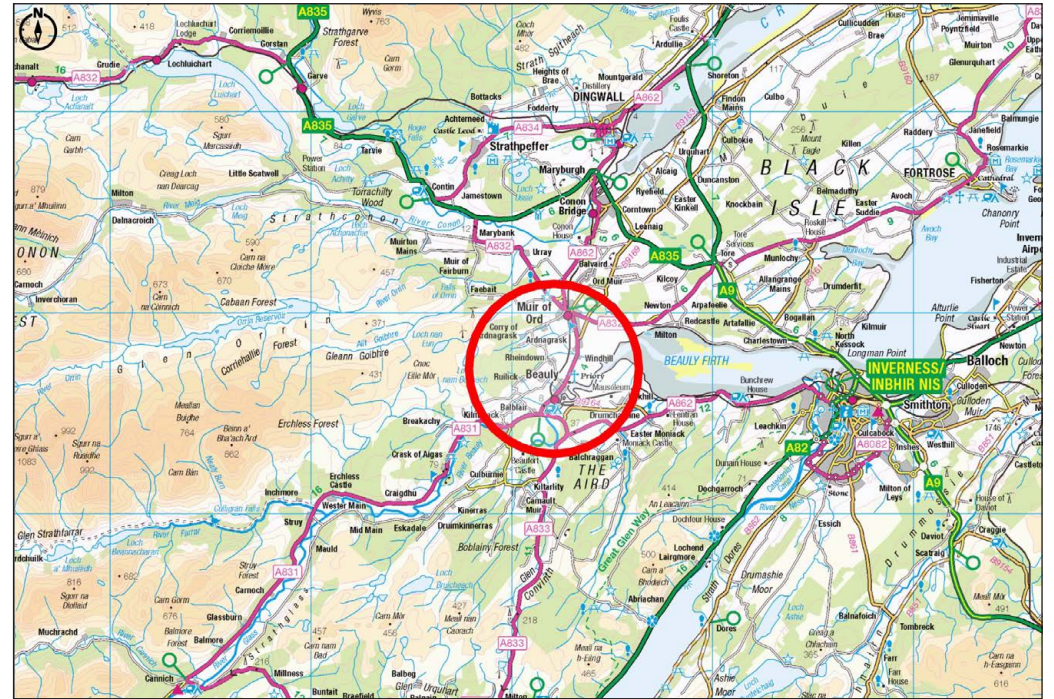
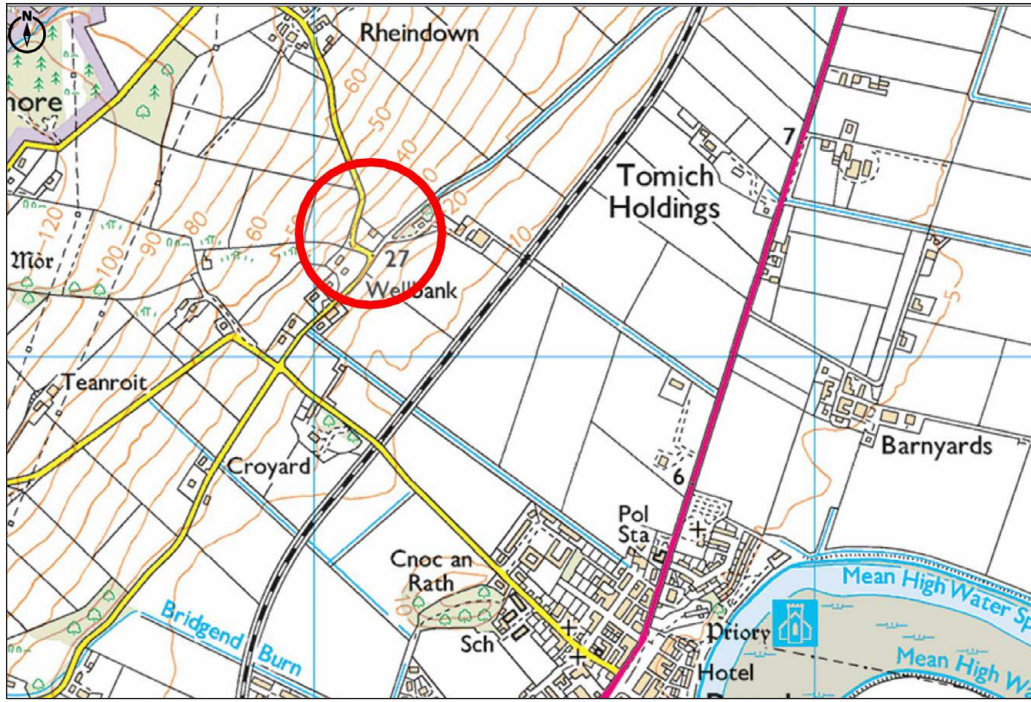
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

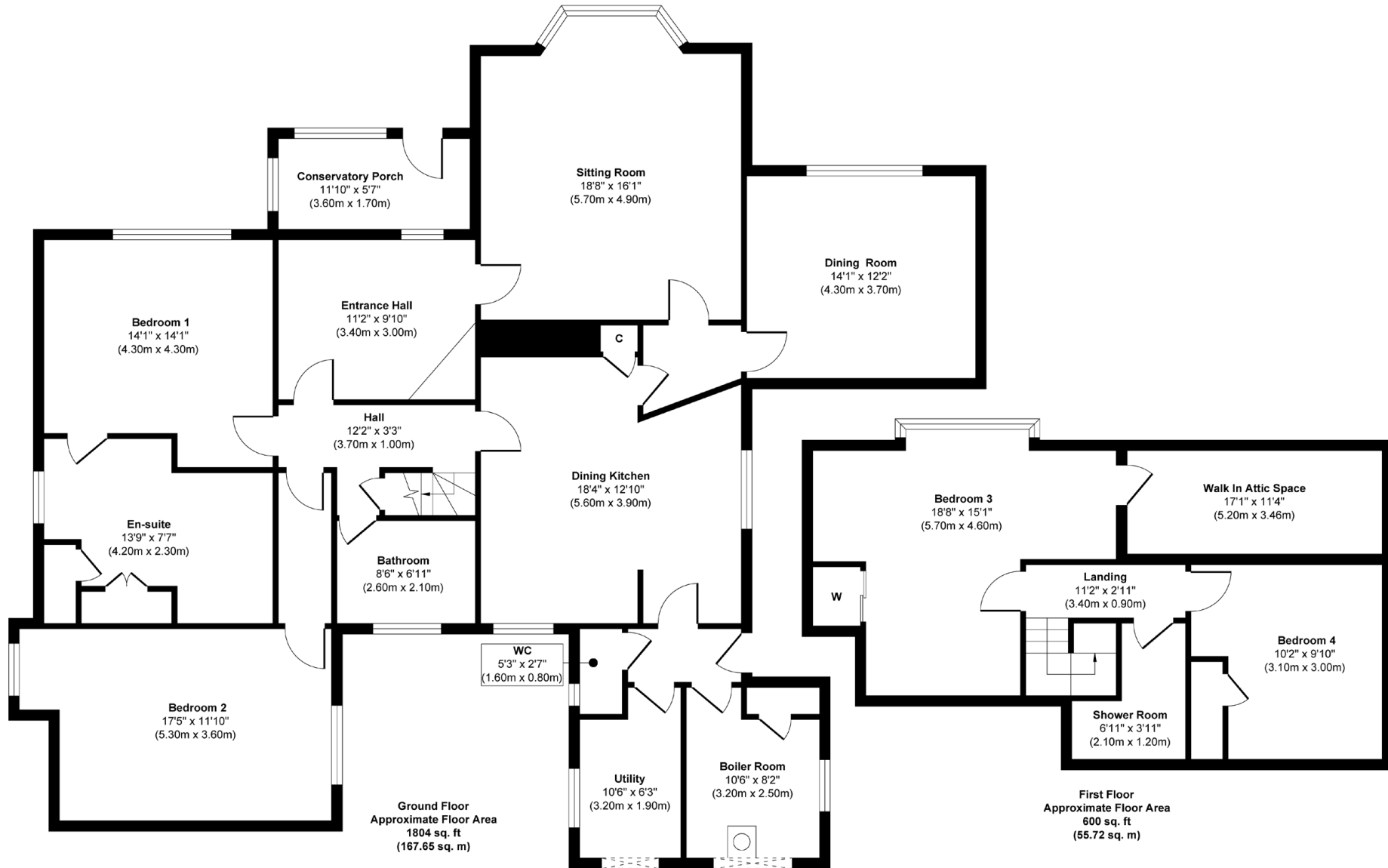


### IMPORTANT NOTES

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 September 2023.



# Bourtree Hill, Beauly IV4 7EX



**Approx. Gross Internal Floor Area 2404 sq. ft / 223.37 sq. m**

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

Produced by Elements Property





**Galbraith**



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