

THE CROFT

TIGH NA CRAOBHAN, DINGWALL, ROSS-SHIRE



THE CROFT, TIGH NA CRAOBHAN, DINGWALL, ROSS-SHIRE

A family house in delightful, south-facing grounds.

Dingwall 2.5 miles. ■ Inverness 16 miles.

- Two Reception Rooms. Four Bedrooms.
- Beautiful established gardens.
- Secluded and with glimpsed views of the Cromarty Firth.
- Unspoilt setting within easy reach of Inverness.

About 0.22 hectares (0.53 acres) in all.

Offers Over £375,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

The Croft, Tigh Na Craobhan lies close to Dingwall in Easter Ross. The property is in a beautiful, secluded setting with glimpsed views to the Cromarty Firth and Black Isle. The surrounding countryside is varied and unspoilt from the Cromarty Firth coastline to the majesty of Ben Wyvis. There are several waymarked walks and cycle trails in the immediate area, as well as challenging hill climbs, while the west coast with its stunning coastline is under an hour away.

The nearby market town of Dingwall has a good range of amenities including major supermarkets, restaurants, shops and a train station. Inverness, about a twenty five minute drive away, has all the facilities of a modern city including its new university and airport with regular flights to the south and summer flights to Europe.

DESCRIPTION

The Croft has a well laid out and light-filled interior and, although now unoccupied, is immaculately presented. On the ground floor, the sitting room and adjacent dining kitchen provide spacious, day-to-day living accommodation, as well as a bedroom and bathroom, while the first floor lounge offers the potential for use as a master bedroom.





ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Sitting Room. Dining Kitchen. Utility Room. Office/Bedroom. Bedroom. Bathroom.
First Floor – Master Bedroom with en suite Bathroom. Lounge. Bedroom. Bedroom /Dressing Room.

GARDEN GROUNDS

The grounds at The Croft, Tigh Na Craobhan extend to approximately 0.53 acres. The beautiful established gardens create a delightful setting for the house with mixed hedging and trees along the boundaries creating privacy as well as a sheltered growing environment. Beds of mixed herbaceous plantings create depth, colour and structure throughout the year while the formal areas blend with long grass and open woodland, managed to encourage wildlife and biodiversity.

OUTBUILDINGS

GARAGE
5.5 m x 4.8 m
With up-and-over door, concrete floor, hatch to floored loft, and door to garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private. Shared with the neighbouring property	LPG	F	Current provider OVO*	Available*	E	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 - ///ports.signal.pounces

MOVEABLES

The Croft, Tigh Na Craobhan is sold as seen.

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

IV15 9TT

SOLICITORS

Thorntons Law, Edinburgh
City Point
65 Haymarket Terrace
Edinburgh
Midlothian
EH12 5HD



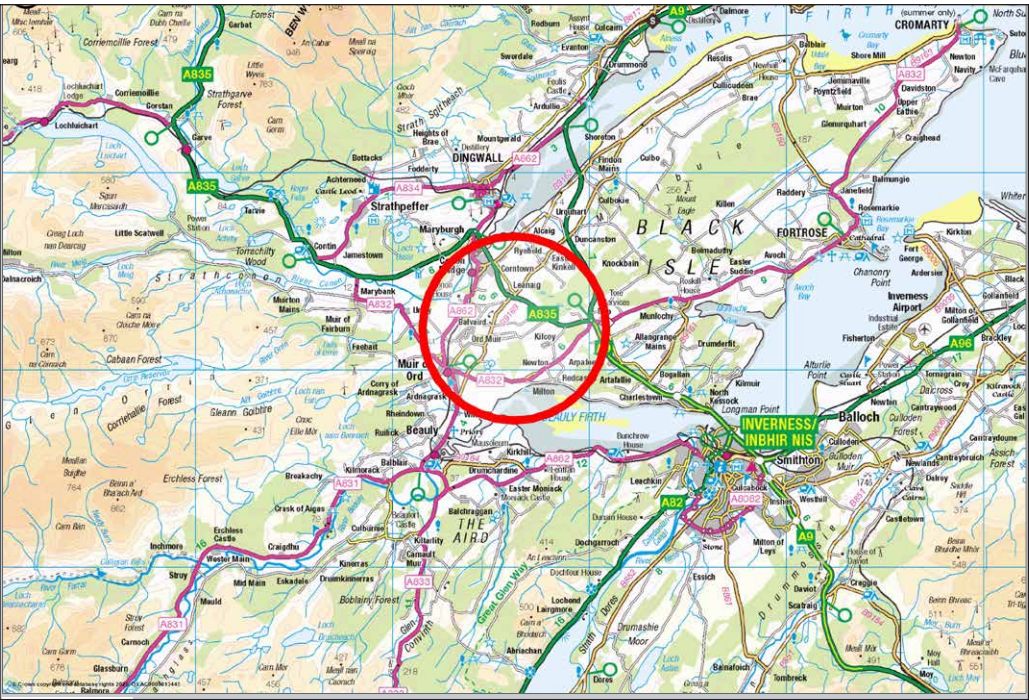
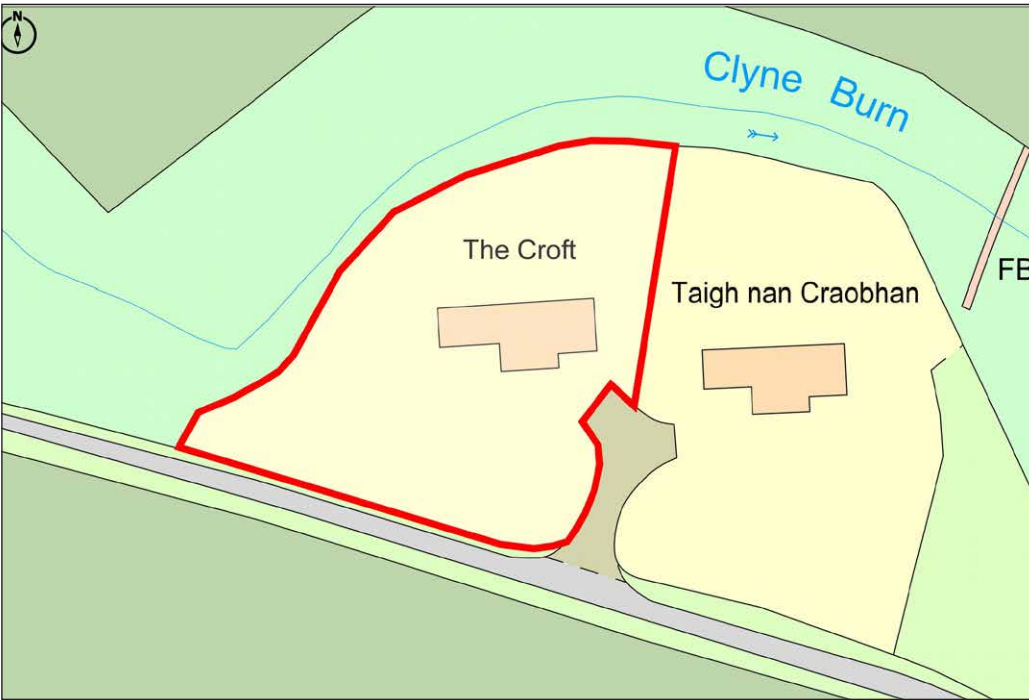
ANTI MONEY LAUNDERING (AML) REGULATIONS

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

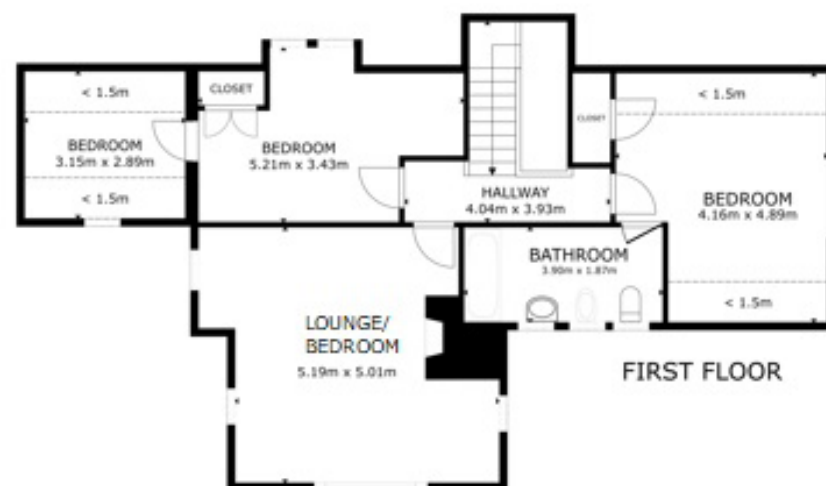
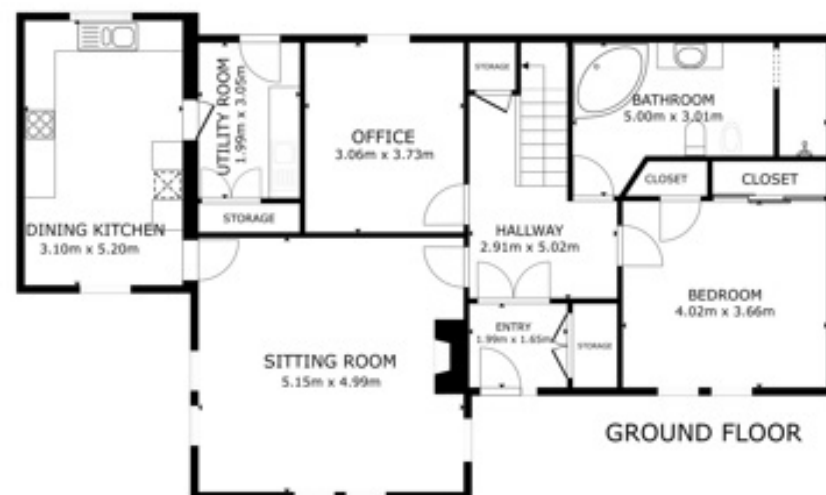
Failure to provide required identification may result in an offer not being considered.

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 June 2025.



TIGH NA CROABHAN, DINGWALL IV15 9TT



GROSS INTERNAL AREA
 FLOOR 1 111.7 m² FLOOR 2 78.5 m²
 EXCLUDED AREAS : REDUCED HEADROOM 10.9 m²
 TOTAL : 190.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE