



**Galbraith**

**ARDGOWAN HOUSE**  
ACHANDUNIE, ARDROSS.







## ARDGOWAN HOUSE, ACHANDUNIE, ARDROSS.

A detached rural property with far reaching views towards the Cromarty Firth.

Alness 2.5 miles ■ Inverness 21 miles.

- Three Reception Rooms. Five Bedrooms.
- Spacious family accommodation.
- Generous established garden.
- Link detached garage and useful outbuilding including summer house.
- Within commuting distance of Inverness.

About 0.7 hectares (1.74 acres) in all.

Offers Over £525,000

**Galbraith**

Inverness  
01343 546362  
inverness@galbraithgroup.com







### SITUATION

Ardgowan House lies close to the town Alness in Ross-shire. The surrounding area is beautiful and unspoilt and provides an ideal base for the outdoor enthusiast with a wide range of walks, mountain bike trails and fishing available locally. Alness has a good range of shops and amenities including both primary and secondary schooling. Inverness about half-an-hour's drive away is within easy commuting distance and has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

Ardgowan House, an impressive rural property occupies a generous, elevated plot enjoying far reaching views over the surrounding farmland taking in Fyrish Hill and the Cromarty Firth. This detached family home built in 2000 and well maintained by the current owner has been designed to take advantage of the setting. The comfortable accommodation is spread over two floors and includes a triple aspect sitting room and a formal dining room connecting a sun room. The dining kitchen has a utility room off from which a useful home office can be accessed. Four of the five bedrooms are located on the first floor, with the ground floor bedroom and the principal bedroom both having en-suite shower rooms and all bedrooms having fitted wardrobes.

### ACCOMMODATION

**Ground Floor** - Entrance Vestibule. Hall. Dining Room. Sunroom. Dining Kitchen. Utility Room. Office. Sitting Room. WC. Bedroom with en-suite Shower Room.

**First Floor** - Landing. Principle Bedroom with en-suite Shower Room. Three further Bedrooms. Family Bathroom.









GARDEN GROUNDS

The property is approached from the single track public road, a track over which the owners have right of access to a gate opening to a private gravel driveway leading to a gravel parking area to the side of the house where a block paved driveway gives access to the garage. The landscaped mature gardens are bounded by wooden post and wire fencing, fringed and sheltered by conifers, rhododendrons and mature trees. The garden is mainly laid to lawn, interspersed with trees and shrubs and with mown paths. There are rockery flowerbeds with colourful plantings and paved pathways link patio seating areas and a gravelled drying green.

OUTBUILDINGS

Garage

7.0m x 7.0m  
Link detached double garage with power, lighting, an up & over electric door and attached garden store.

A polytunnel, greenhouse and a double glazed, timber built summer house with power and lighting are sited within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band G	Available*	Available*	Band C	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 -<https://what3words.com/tentacles.noon.ports>

MOVEABLES

All carpets, fitted floor coverings and light fittings are included in the sale. Please note the property is now unfurnished.

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

IV17 OYB

SOLICITORS

Middleton Ross  
Mansefield House  
7 High Street  
Dingwall  
IV15 9HJ

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.

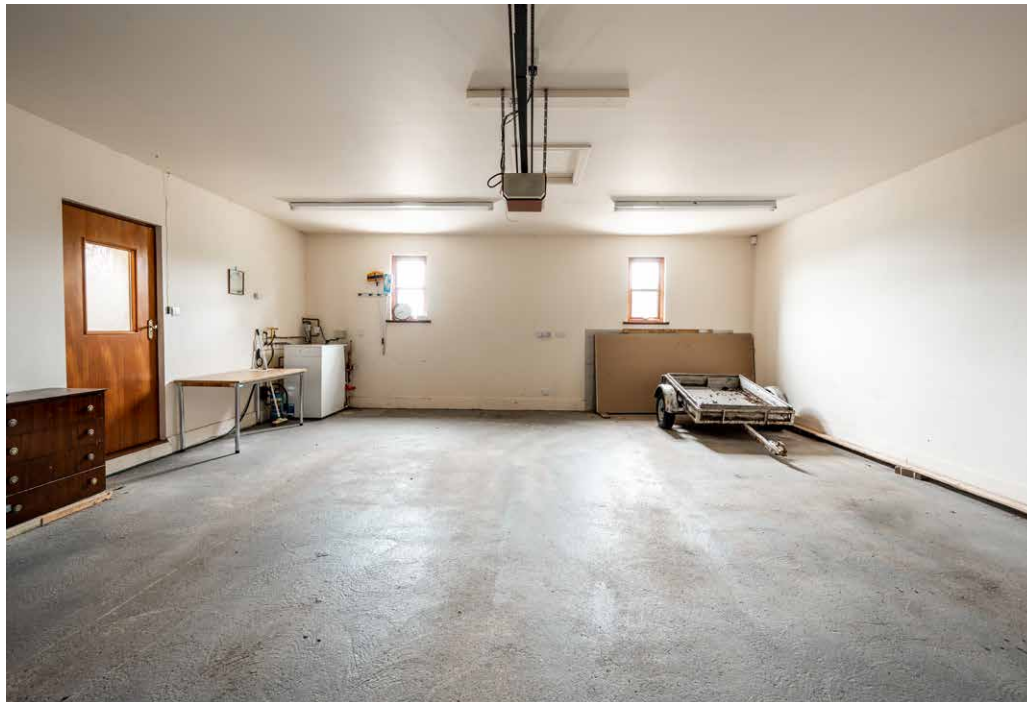






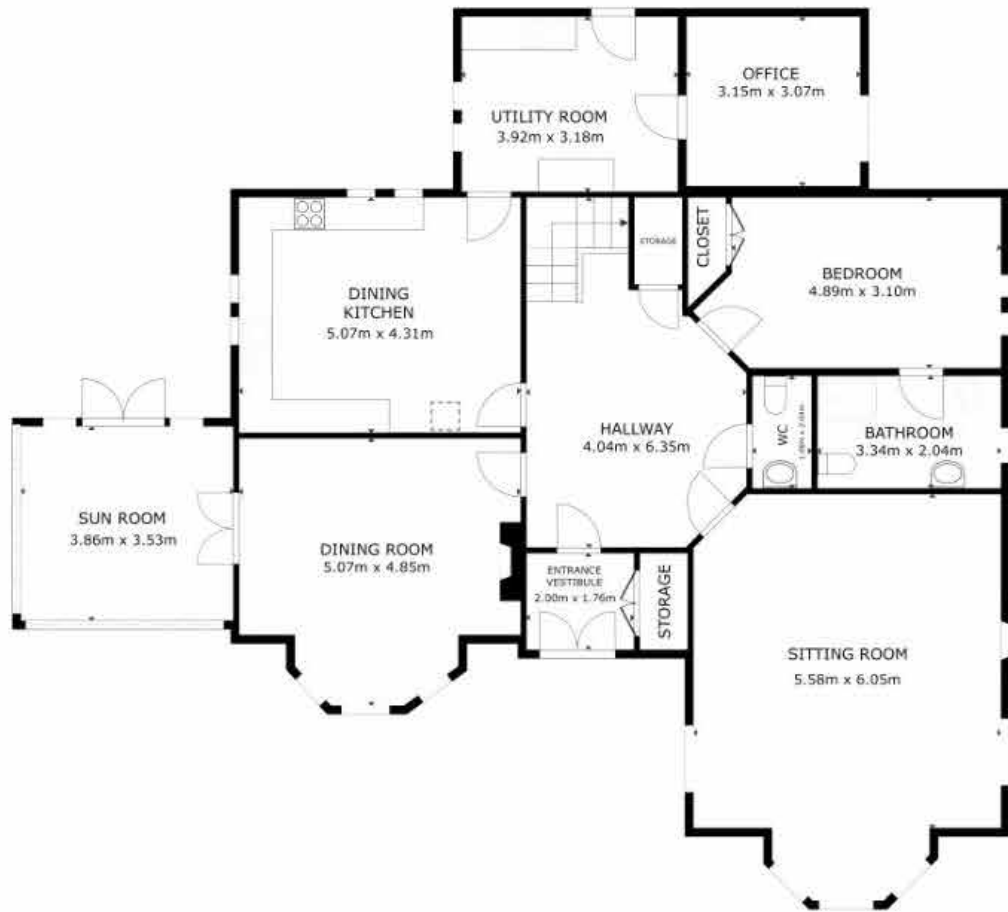
### IMPORTANT NOTES

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 July 2022.

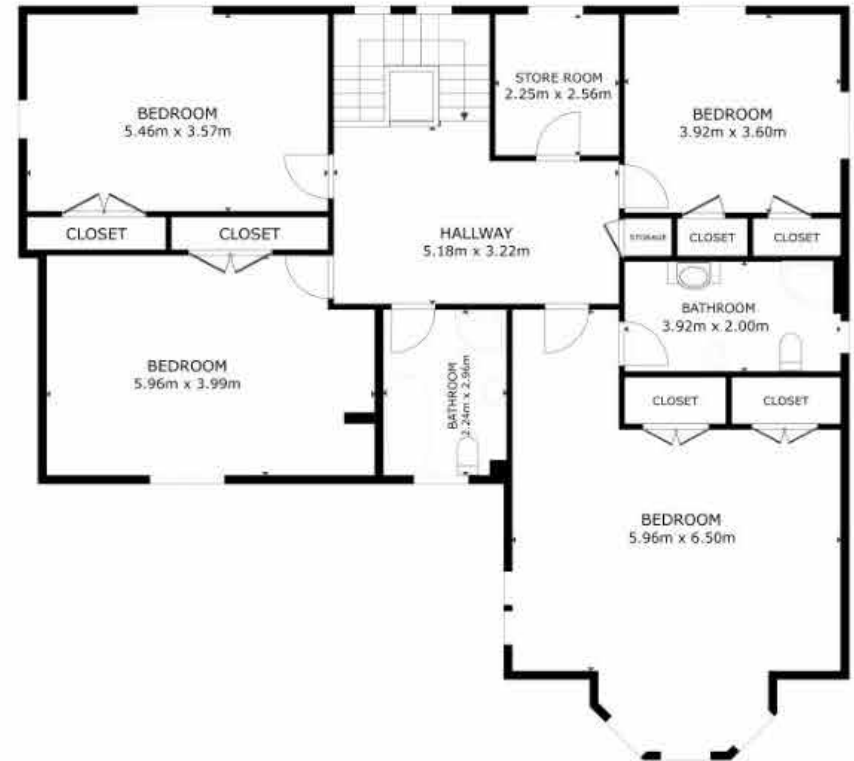




# ARDGOWAN HOUSE, ACHANDUNIE, ALNESS IV17 0YB



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1 173.9 m<sup>2</sup> FLOOR 2 146.9 m<sup>2</sup>  
TOTAL : 320.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









**Galbraith**