

Wyvis

Westhill | Inverness



Galbraith



# A modern house with cottage in a delightful, semi-rural setting.



City Centre 4.5 miles. | Airport 8 miles.

(All distances are approximate)

Two Reception Rooms. Six Bedrooms.

Well-presented accommodation.

Separate, two bedroom cottage 'Kerbed' with STL.

Secluded, easily managed grounds.

Full planning consent for a double garage and granny flat.

Woodland walks direct from the house.

**About 0.32 hectares (0.79 acres) in all.**

**Offers over £685,000**

# Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA  
T: 01463 224 343 | E: [inverness@galbraithgroup.com](mailto:inverness@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Situation

Wyvis is in Westhill on the elevated eastern fringes of Inverness. The property is in a beautiful, semi-rural setting, close to Culloden Wood and yet within easy reach of the city centre and all main routes. Accessed via a private road, the property is peaceful and secluded, sheltered by mature hedging and with views over a wooded landscape.

Inverness is a thriving and expanding city, its prosperity reflected in its amenities including excellent restaurants, good shopping, recreational facilities and University, while the strong, traditional Highland culture blends happily with modern theatre and the arts. Primary schooling is available at nearby Balloch School and secondary schooling at the highly regarded Culloden Academy. Inverness has good communications with a main line railway station in the city and the airport with its regular flights to the south and Europe.

The Moray coast is famous for its mild, dry climate and beautiful and varied countryside offering many opportunities for rural sport and recreation. Sailing on the Moray Firth is excellent and there is a marina at Inverness and harbours dotted along the coast. The area is also popular for its first-class golf courses and the venue for the Scottish Golf Open is at Castle Stuart just a few miles from Wyvis. The Lecht and Cairngorm Ski and Activity Centres are both less than an hour's drive away

## Description

Originally built as a bungalow in the mid 1990s, Wyvis has been extended and its accommodation reconfigured to create a spacious, two storey house with a light-filled interior. The current owners bought the property in 2006 and since then have continued to upgrade and maintain the property well with a high standard of finishes throughout including solid oak flooring and new french doors to the Juliet balcony in the master bedroom.

Within the grounds is Kerbed, a single storey two bedroom cottage with good quality accommodation. The cottage has a Short Term Let licence - No HI-51140-F and offers the potential for use as a holiday or residential let.

Full planning consent Reference No: 24/04576/FUL has been granted for a double garage and attached, one bedroom granny flat within the grounds.

## Accommodation

### Main House

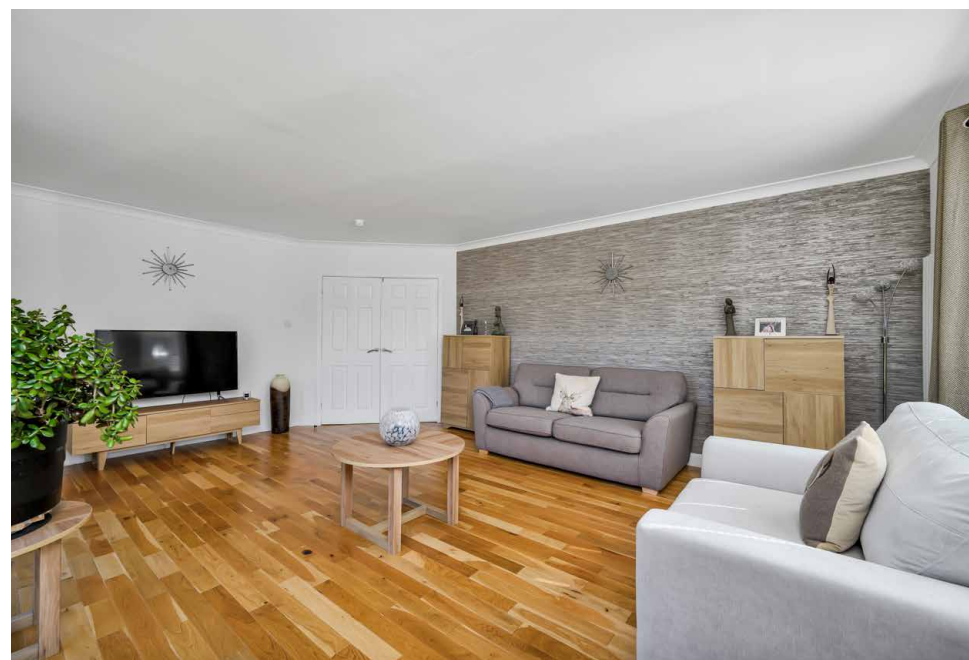
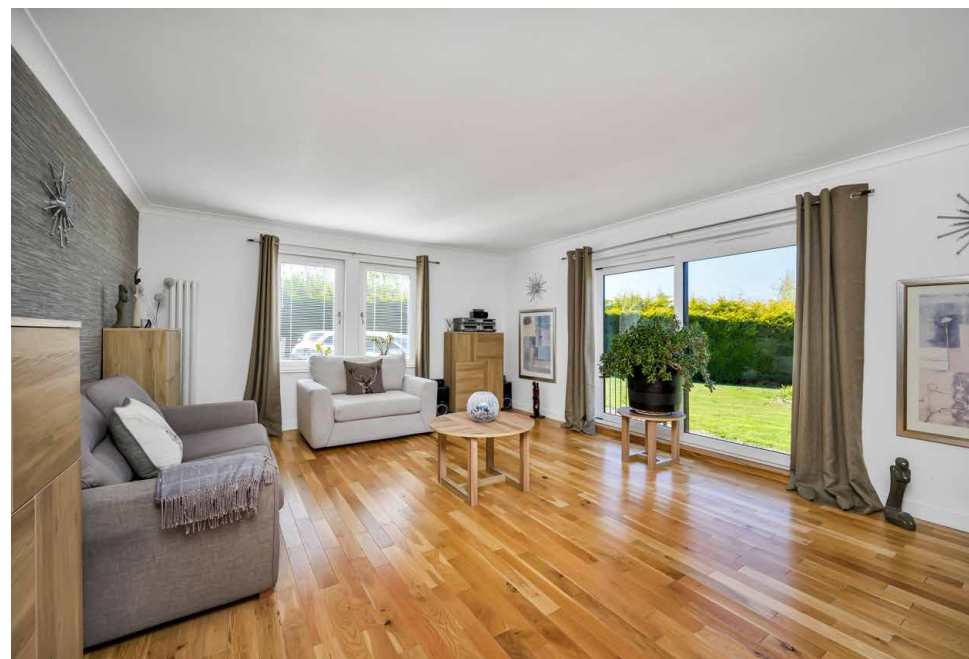
Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Family Room. Dining Kitchen. Two Bedrooms with en suite Shower Rooms. Two further Bedrooms. Family Bathroom. Utility Room. Cloakroom.

First Floor - Master Bedroom with en suite Bathroom. Further en suite Bedroom.

### Garden Grounds

The property is approached from the public road, a private road over which the owners have a right of access leading to a gateway opening to a gravel driveway and parking area in front of the house.

The grounds extend to approximately 0.79 acres and are enclosed by mature hedging providing privacy and shelter. The gardens are laid mainly to grass, interspersed with island beds and with a decked sitting area adjacent to the house.





## Outbuildings

There is a single garage within the grounds.

## Tenure

Freehold

## Local Authority

Highland Council

## Council Tax

Band G

## EPC

Band D

## Services

Mains Water | Private Drainage | Oil Fired Heating | Broadband and Mobile Coverage 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



///spenders.grades.factored



Post Code IV2 5BP

## Fixtures and Fittings

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

## Solicitors

MacLeod & MacCallum, Inverness Office  
28 Queensgate, Inverness, Highland, IV1 1YN

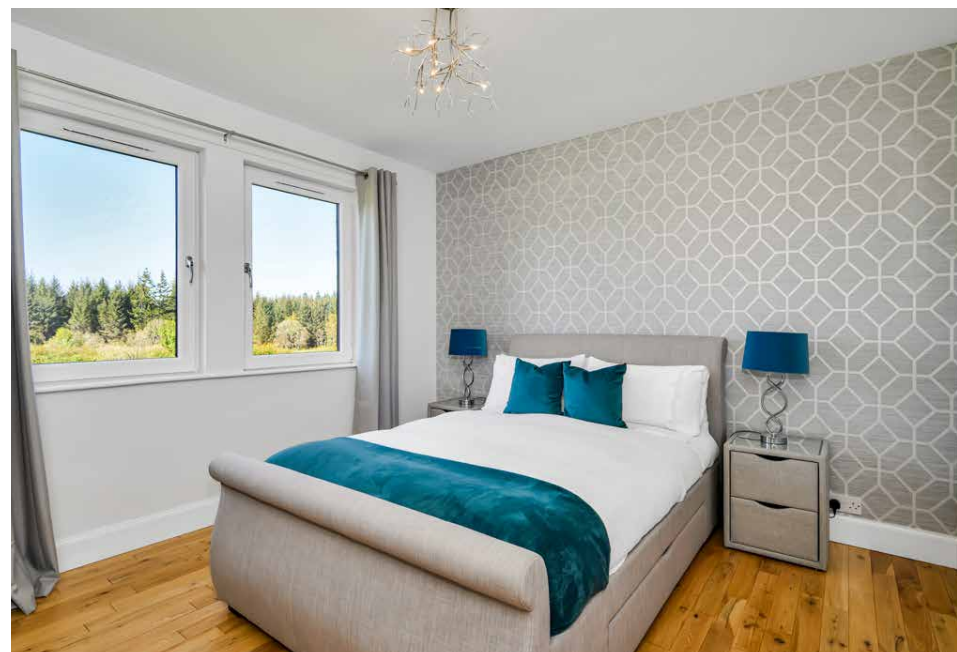
## Anti Money Laundering (AML) Regulations

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.

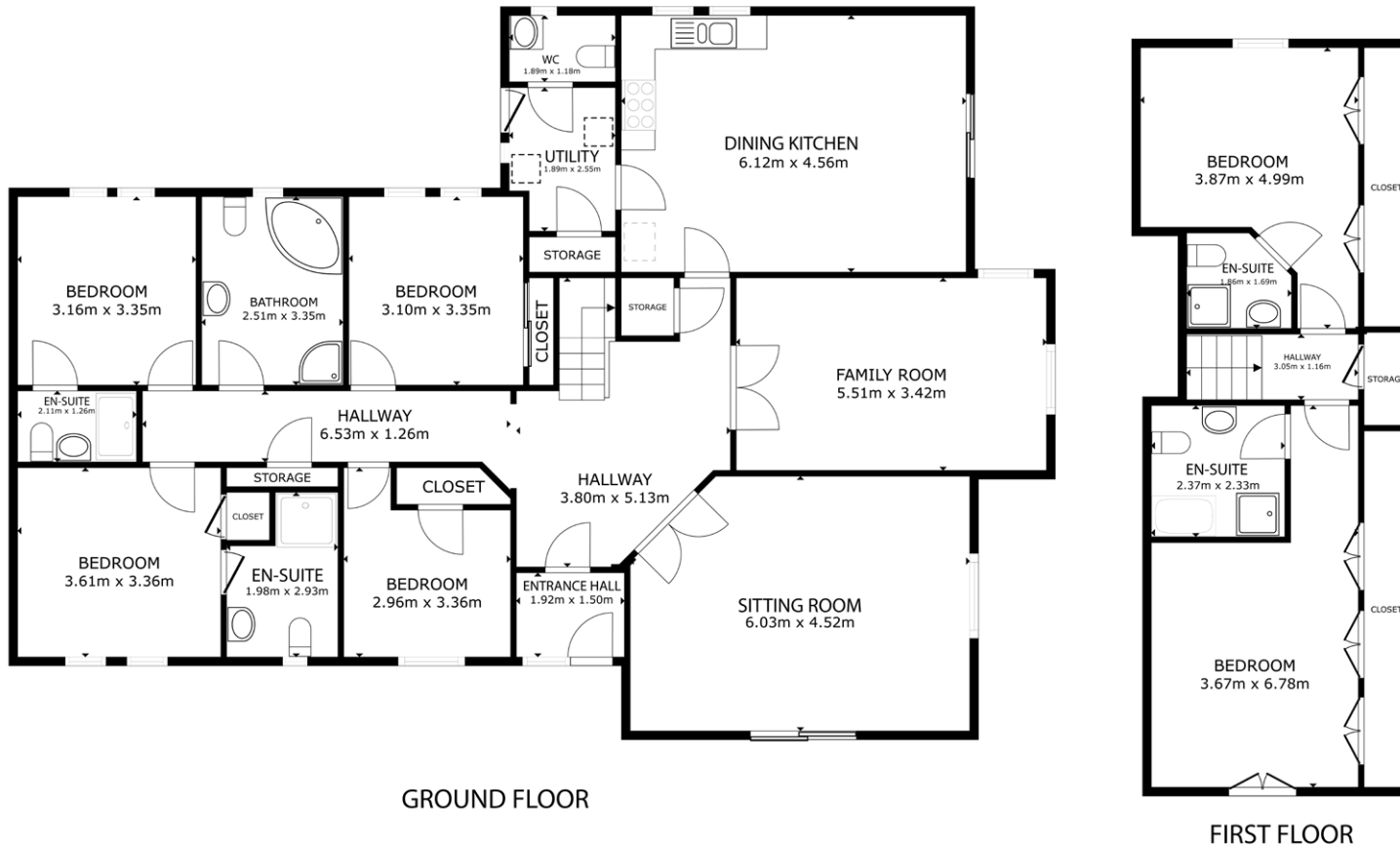
## Health & Safety

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.





# Wyvis, Westhill, Inverness IV2 5BP



GROSS INTERNAL AREA  
 FLOOR 1 176.6 m<sup>2</sup> FLOOR 2 58.6 m<sup>2</sup>  
 TOTAL : 235.2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



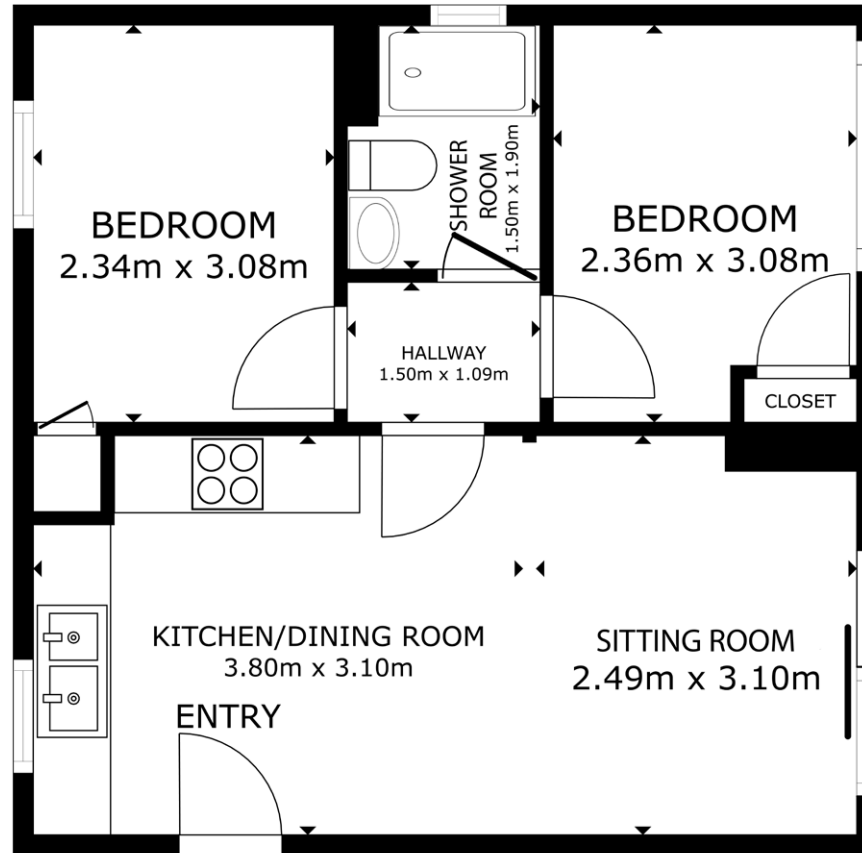
## Important Notes

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 April 2026.

# The Cottage



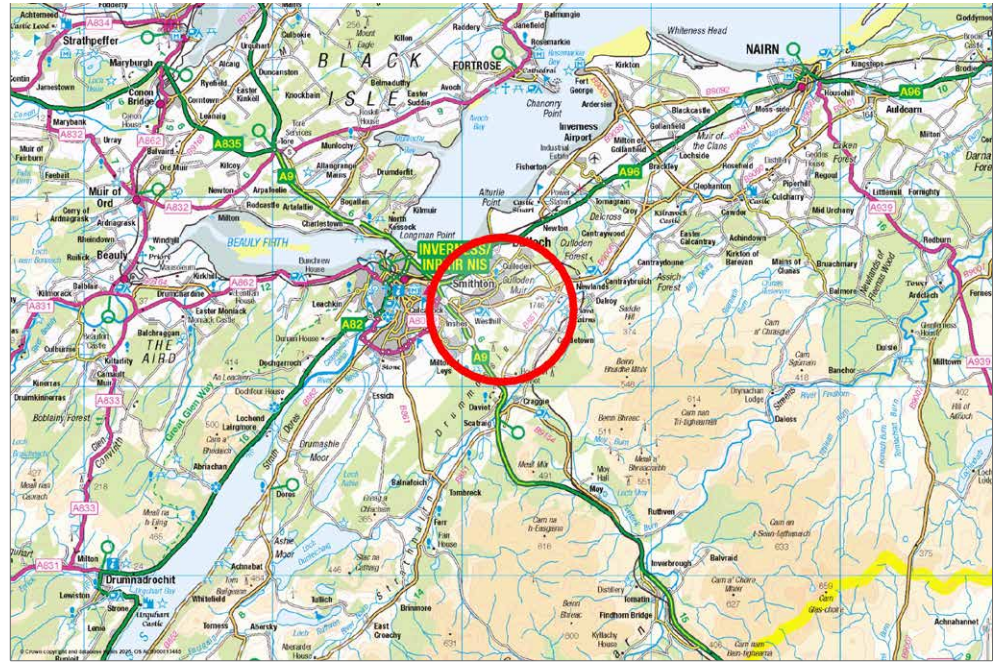
Wyvis (Cottage), Westhill, Inverness IV2 5BP



GROSS INTERNAL AREA  
FLOOR PLAN 40.2 m<sup>2</sup>  
TOTAL : 40.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







**Galbraith**