

Rivoulich Lodge

Abriachan | Inverness



Galbraith



An energy efficient house in a stunning rural setting on the edge of protected woodland.



Drumnadrochit 8 miles | Inverness 12 miles

(All distances are approximate)

About 1.9 hectares (4.8 acres)

Three Reception Rooms. Five Bedrooms.

Light-filled, semi open plan living accommodation.

Air source heat pump and income -producing solar panels.

Grazing land and newly planted mixed woodland.

B&B potential - adjacent to the Great Glen Way.

Way-marked walks direct from the house.

Offers over £575,000

Galbraith

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

galbraithgroup.com

Situation

Rivolulich Lodge is in the scattered hamlet of Abriachan close to Inverness. The property is in a spectacular setting with beautiful, elevated views over a wooded landscape.

Abriachan has a strong and active community that regularly comes together for local events. The neighbouring woodland is community owned and managed by the Abriachan Forest Trust to provide a safe habitat for native wildlife, to encourage biodiversity, for amenity, and to enable teaching projects. The sellers' management of the land at Rivoullich has been in harmony with the Forest Trust and has seen an increase in biodiversity with sightings of red squirrels, pine marten, black grouse, red and roe deer, brown hares and over 50 species of birds. There are way-marked walks and cycle trails direct from the house, while the Great Glen Way which passes nearby offers the opportunity to create an income source via B&B.

This region of Inverness-shire is famous for its association with Loch Ness and Urquhart Castle and is a well-known tourist destination. However, just a short distance away from the popular centres, the beautiful countryside remains unspoilt and tranquil providing a haven for wildlife and excellent rural sporting opportunities. There are several golf courses nearby including the championship course at Castle Stuart and the Cairngorms Ski and Activity Centre is about an hour's drive to the south. For the water sports enthusiast, the marina at Inverness offers excellent facilities and the east coast is under an hour's drive away.

Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe. This prosperous and expanding city benefits from excellent communications and inward investment and yet, as the city has grown, it has lost none of its Highland cultural identity, seen in its strong sense of community and thriving arts scene.

Description

The current owners purchased the property in 2019 and since then have upgraded the house to create beautifully appointed, energy efficient and extremely comfortable accommodation. The work carried out included new bathrooms, new flooring, a remodelled kitchen with integrated appliances, the installation of a wood burning stove and redecoration. In addition, an air source heat pump and income producing solar pv panels, have been installed. The house was constructed to allow for easy conversion of the roof space to first floor accommodation.

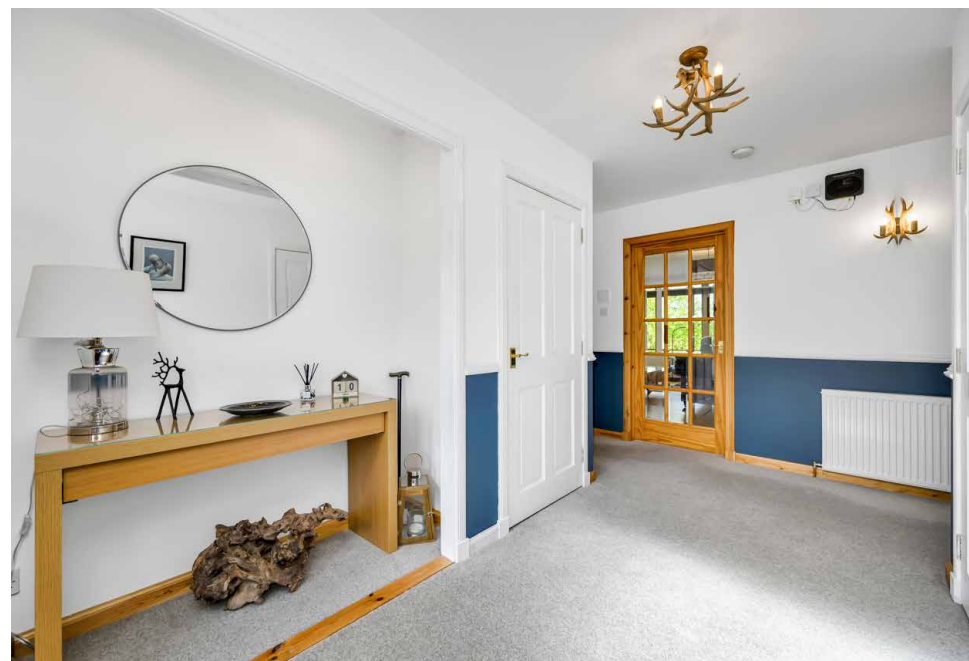
Accommodation

Entrance Hall. Sitting Room. Dining Kitchen with Family Room. Sun Room. Four en suite Bedrooms. Study/Bedroom 5. Utility Room. WC. Integral Double Garage.

Garden and Grounds

The property is approached from the public road, and a track over which the owners have a right of access leading to a gateway and driveway to the house.

The grounds extend to approximately 4.8 acres. These comprise easily managed gardens which include a generous, sheltered sitting area edged with raised beds, rough grazing, and an area of recently planted mixed woodland. There are garden sheds and woodstores within the grounds.



General Remarks and Information


Tenure	Local Authority	Council Tax	EPC
Freehold	Highland Council	Band G	Band A

Services

Mains electricity is connected | Private water supply and drainage to septic tank.
Air source heat pump | Ultrafast Broadband (FTTP) is available* | Mobile Signal Yes*

*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

 [///defeat.back.recitals](https://defeat.back.recitals)  Post Code: IV3 8LB

Solicitors

WJM
Beechwood Park North
Inverness

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Notes

Please note the site plan is indicative only.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

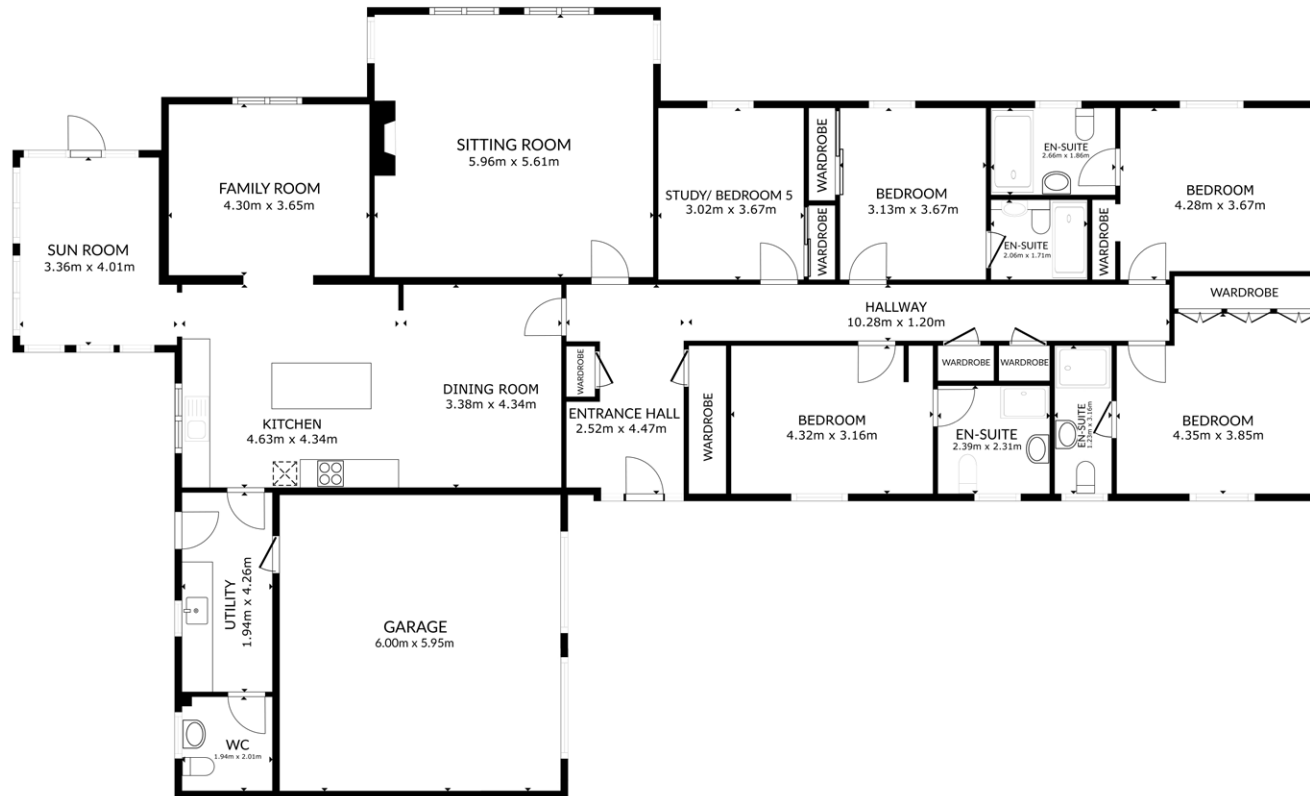
Anti Money Laundering (AML) Regulations

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.





Rivoulich Lodge, Abriachan IV3 8LB

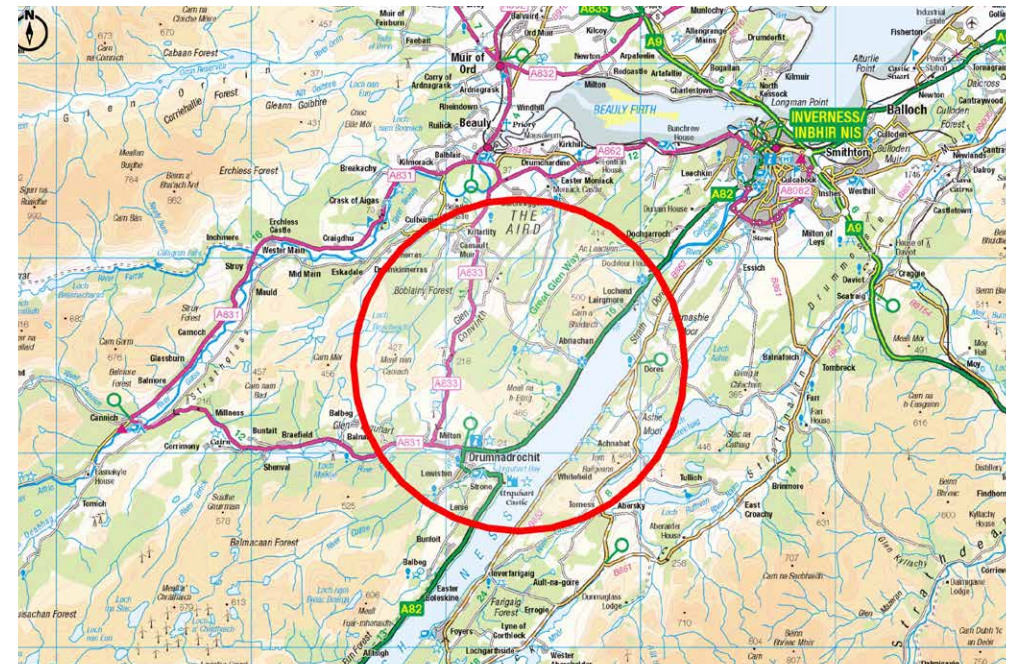
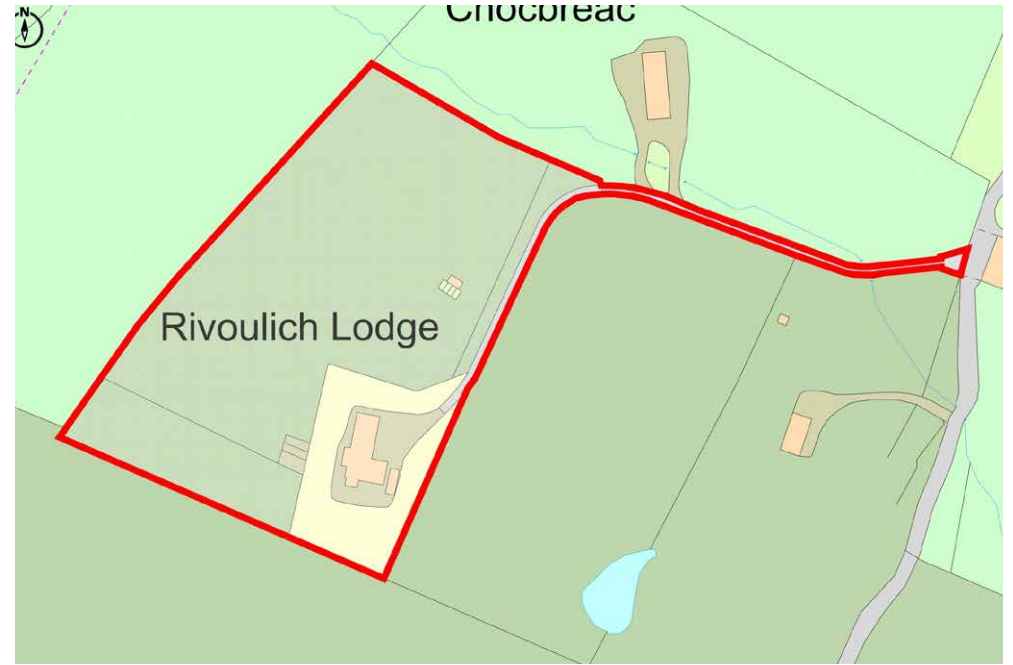


GROSS INTERNAL AREA
 FLOOR PLAN 238.0 m²
 TOTAL : 238.0 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 May 2026.





Galbraith