



**GLAICK HOUSE**  
NORTH KESSOCK, INVERNESS

**Galbraith**







# GLAICK HOUSE, NORTH KESSOCK, INVERNESS

A delightful rural property in a beautiful woodland setting.

City Centre 4 miles. ■ Airport 12 miles.

- One Reception Room. Five Bedrooms.
- A well-presented main house.
- Separate, two bedroom cottage.
- Excellent range of outbuildings.
- Mature gardens with lochan and woodland.
- Kitchen garden, orchard and paddock.
- Way-marked walks direct from the house.

About 1.01 hectares (2.5 acres) in all.

Offers over £720,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 **OnTheMarket**



SITUATION

Glaick House lies in Glaick of Kessock close to North Kessock on the Black Isle. The property is in a stunning setting, secluded and private, surrounded by protected woodland and yet within easy reach of Inverness. The property comprises a main house and separate, two bedroom cottage set in beautiful, established grounds with formal gardens, a lochan and woodland.

Although within easy reach of Inverness, the area is peaceful and unspoilt, the quiet countryside providing a safe habitat for native species of wildlife, while its network of single track roads and forest tracks makes it an ideal area for cycling, riding and walking. The house backs onto Ord Hill, a protected, forested ridge owned by Forest and Land Scotland, with a network of paths leading to a spectacular viewpoint at the top where there are the remains of an iron age fort.

Inverness, which is just a short drive away, 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 sellers built Glaick House on a bare land site in 1985. Very much of their own design, the house has been completed to a high standard with well laid out, bright and spacious accommodation. Further improvements have been carried out over the years including a highly insulated dining kitchen extension of Beco wall-form construction. On an elevated site, the house looks out over the beautifully landscaped grounds, while the flagstone terraces at the front of the house soften the divide between the living space and the exterior.

ACCOMMODATION

Ground Floor – Entrance Porch. Entrance Hall. Sitting Room. Dining Kitchen. Boot Room. Two Bedrooms. Bathroom.  
First Floor – Master Bedroom. Two further Bedrooms. Bathroom. Dressing Room.

GARDEN GROUNDS

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

The stunning grounds at Glaick House, a registered smallholding, extend to approximately 2.5 acres and provide a beautiful setting for the house and cottage. The gardens around the house are terraced with flagstone sitting areas, herbaceous borders and rockeries. From here there are elevated views to a small lochan and the less formal woodland garden, managed for wildlife and biodiversity with grassy paths cut through areas of long grass and open woodland. There is a productive kitchen garden with raised beds, a polytunnel, soft fruit and an orchard, and beyond this an area of rough grass/grazing land.

OUTBUILDINGS

Double Garage  
6 m x 5.9 m  
With two up-and-over doors, concrete floor, inspection pit, ladder to roof space, power and light.

Double Car Port  
6 m x 6 m  
To the rear of the garage. Open-fronted and with power and light. Can accommodate a camper van or caravan.

Within the grounds is a range of gardens sheds and woodstores, and a summer house.

SQUIRREL COTTAGE

A few years after completing the house a two bedroom cottage was built in the grounds. This too is of Beco construction and with its excellent insulation and heat exchange system, is highly energy efficient. The cottage has comfortable, well-appointed accommodation and has previously been a successful holiday let and does have a valid Short Term License in place. Adjacent to the cottage are the foundations for a second cottage and there is the option to construct this, subject to the necessary consents.

ACCOMMODATION

Entrance Hall. Open plan Sitting/Dining/Kitchen. Two Bedrooms. Bathroom.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
House and Cottage -Mains	House and Cottage -Private	House – Oil fired and Bosky solid fuel stove	House – F Cottage – zero rated self-catering	Available*	Available*	House - D Cottage - D	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 - [///ivory.declares.angel](#)

MOVEABLES

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.

POST CODE

IV1 3XG

SOLICITORS

A Fraser & Co, Inverness  
106 Church Street  
Inverness  
Highland  
IV1 1EP







## 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 May 2025.

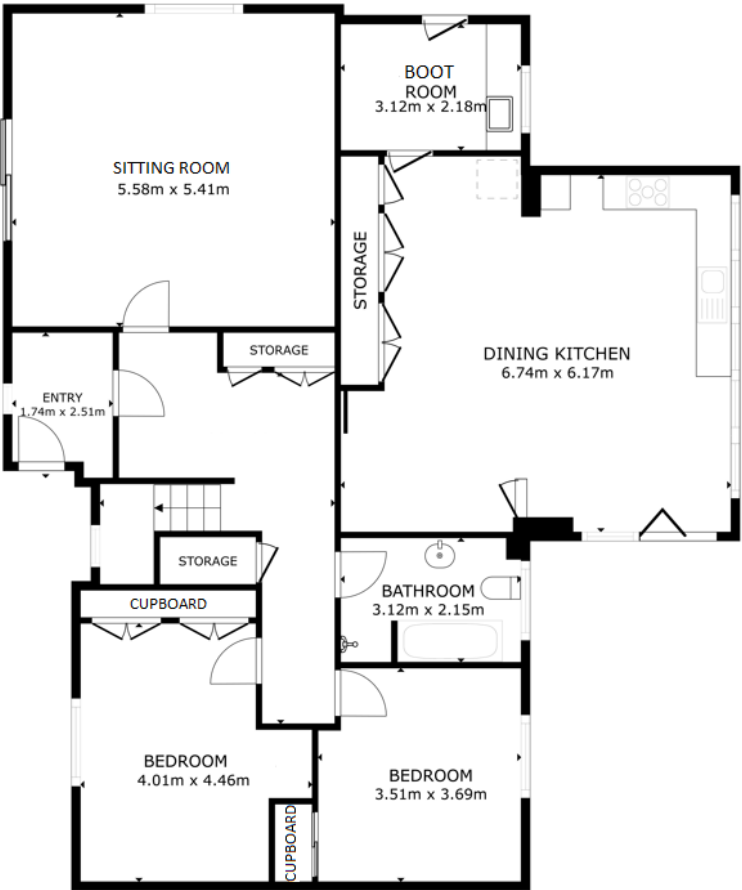




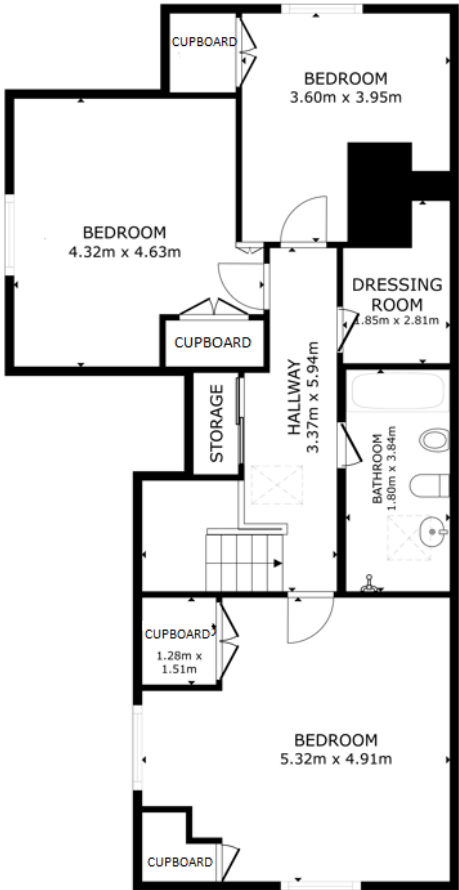
Squirrel Cottage



GLAICK HOUSE, NORTH KESSOCK, INVERNESS IV1 3XG



GROUND FLOOR

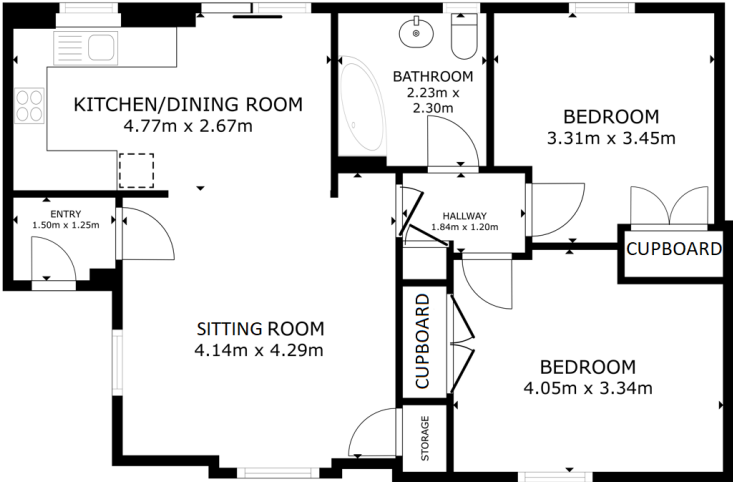


FIRST FLOOR

GROSS INTERNAL AREA  
FLOOR 1 144.5 m<sup>2</sup> FLOOR 2 87.7 m<sup>2</sup>  
TOTAL : 232.1 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SQUIRREL COTTAGE, NORTH KESSOCK, INVERNESS IV1 3XG

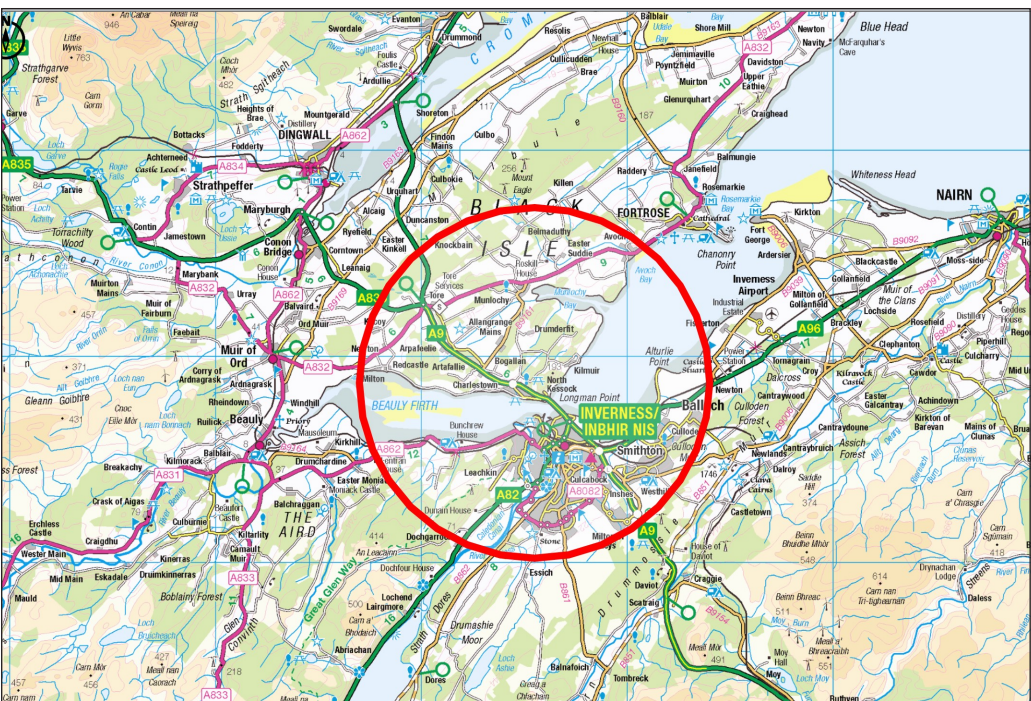


FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 67.6 m<sup>2</sup>  
TOTAL : 67.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



















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