



**TALAMH-GRAIS**  
ALLANFEARN, INVERNESS

**Galbraith**







# TALAMH-GRAIS, ALLANFEARN, INVERNESS

**A striking modern house in an outstanding coastal setting.**

Inverness 5 miles. ■ Airport 6 miles.

- Three Reception Rooms. Four Bedrooms.
- Beautifully appointed, semi-open plan interior.
- Integral garage and modern garden store.
- Easily managed grounds.
- Spectacular, uninterrupted views over the Moray Firth.
- Close to the Castle Stuart and Nairn championship golf courses.
- Within easy reach of Inverness and the airport.

About 0.2 hectares (0.6 acres) in all.

Offers over £750,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com









SITUATION

Talamh Grais is in a beautiful setting close to Inverness. The property lies off a quiet single track road leading to the 18th century fishing hamlet of Alturlie and on an elevated site above the shores of the Moray Firth with stunning views to the Great Glen, the mountains of the west and the Black Isle. There are coastal walks directly from the property and regular sightings of wildlife including dolphins, herons, deer and osprey.

Inverness, just a ten minute drive from Talamh Grais, has all the facilities of a thriving modern city and the mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport, about a fifteen minute drive away, has regular flights to the south and Europe. Primary schooling is available at nearby Balloch School, and secondary schooling at the highly regarded Culloden Academy.

The countryside of the Scottish Highlands is varied from the fertile, rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities from way-marked walks and cycle trails on the Black Isle, to skiing and adventure sports in the Cairngorms National Park.

DESCRIPTION

Talamh-Grais was built to the owners’ design in 2010 by William Gray Builders in conjunction with award winning architects Keppie Design. The house has been positioned to sit comfortably in the landscape, while the interior with its open plan living accommodation, first floor gallery and extensive use of glass takes advantage of the stunning views and fills the house with coastal light. The accommodation is well laid out and beautifully appointed with high quality fittings throughout.

ACCOMMODATION

Ground Floor – Entrance Vestibule. Entrance Hall. Sitting Room with full height ceiling. Dining Room. Garden Room. Dining Kitchen. Master Bedroom with en suite Shower Room. Further en suite Bedroom. Two further Bedrooms. Bathroom. Back Hall. Utility Room. WC. Boot Room.

First Floor – Galleried Sitting Area and Study/Reading Room.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a block-paved parking area at the rear of the house.

The grounds extend to approximately 0.6 acres. The gardens lie mainly to the front of the house and comprise a main lawn with a flagstone terrace.

OUTBUILDINGS

Integral Single Garage.

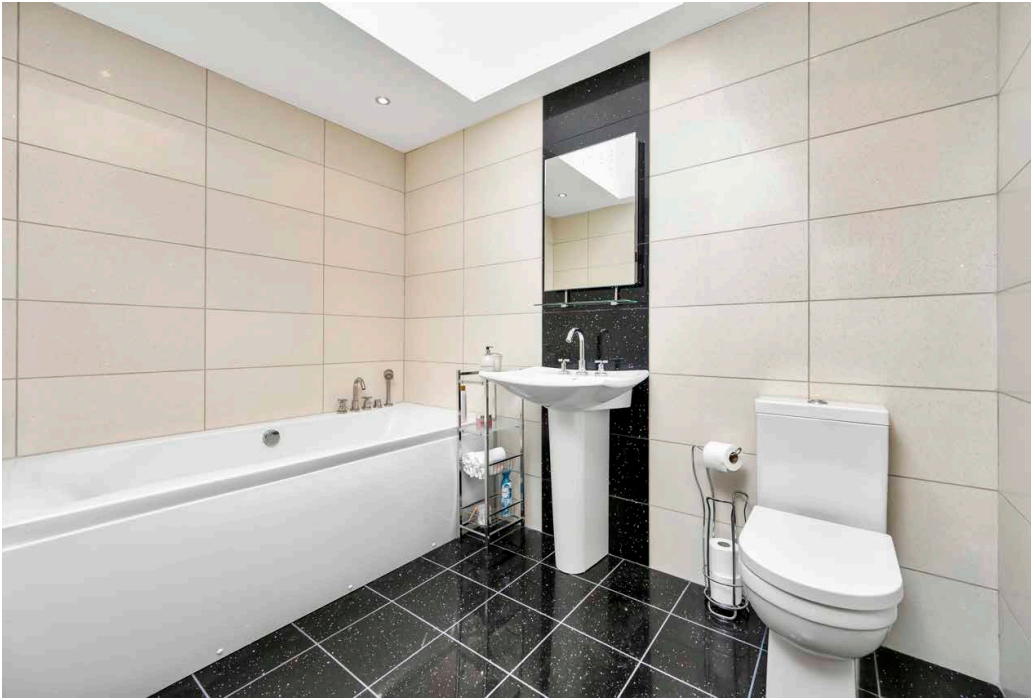
Garden Store  
5.4 m x 4 m  
With concrete floor, storage in the rafters, fitted units and shelving.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Septic tank	Oil Fired	G	North Satellite current provider* and there is Broadband Fibre laid to the boundary of the property	BT current provider*	C	Freehold

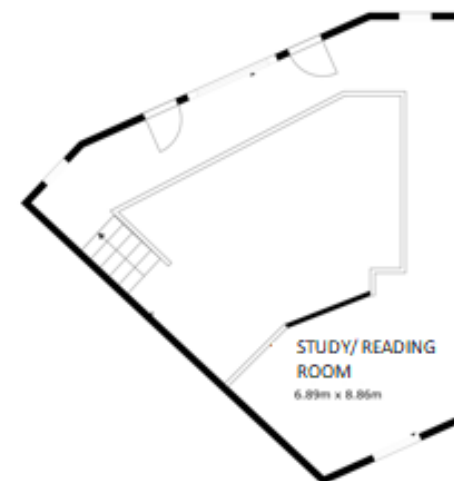
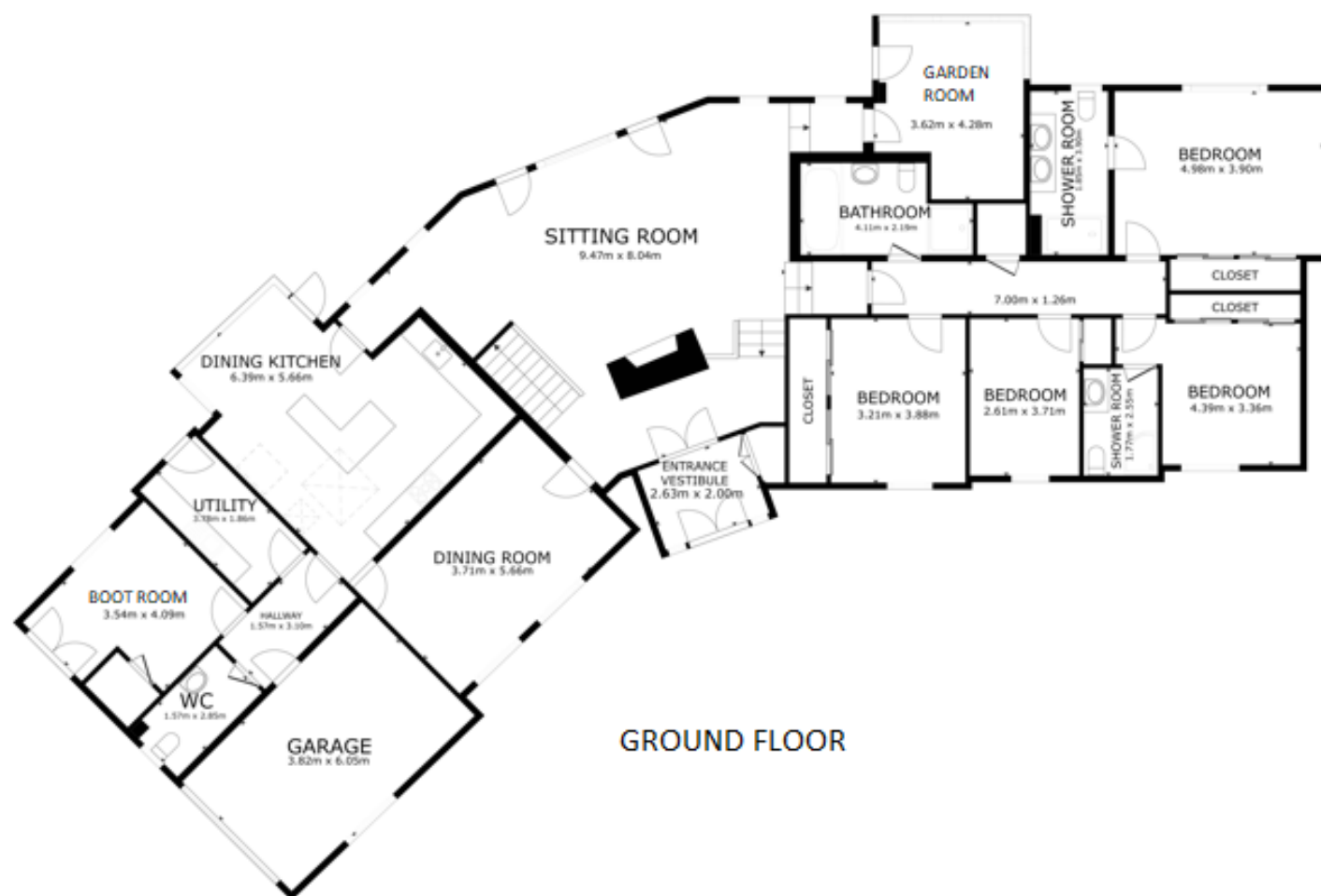
\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>







# TALAMH-GRAIS, ALLANFEARN IV2 7HY



GROSS INTERNAL AREA  
 FLOOR 1 271.5 m<sup>2</sup> FLOOR 2 61.9 m<sup>2</sup>  
 EXCLUDED AREAS : GARAGE 22.7 m<sup>2</sup>  
 TOTAL : 333.4 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## DIRECTIONS

Exact grid location - What3Words - ///pepper.cleanest.bring

## MOVEABLES

All fitted carpets, light fittings and blinds are included in the sale. Further items may be available by separate negotiation including the sitting room chandelier and the dining room furniture.

## PLANNING - NEIGHBOUR NOTIFICATION

The sellers have received notification - Application Number 25/02019/FUL <https://wam.highland.gov.uk/wam/simpleSearchResults.do?action=firstPage> - of a submission for planning consent on a portion of ground immediately to the north of Talamh Grais.

## 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

IV2 7HY

## SOLICITORS

South Forrest, Inverness  
8 Ardross Terrace  
Inverness  
Highland  
IV3 5NW

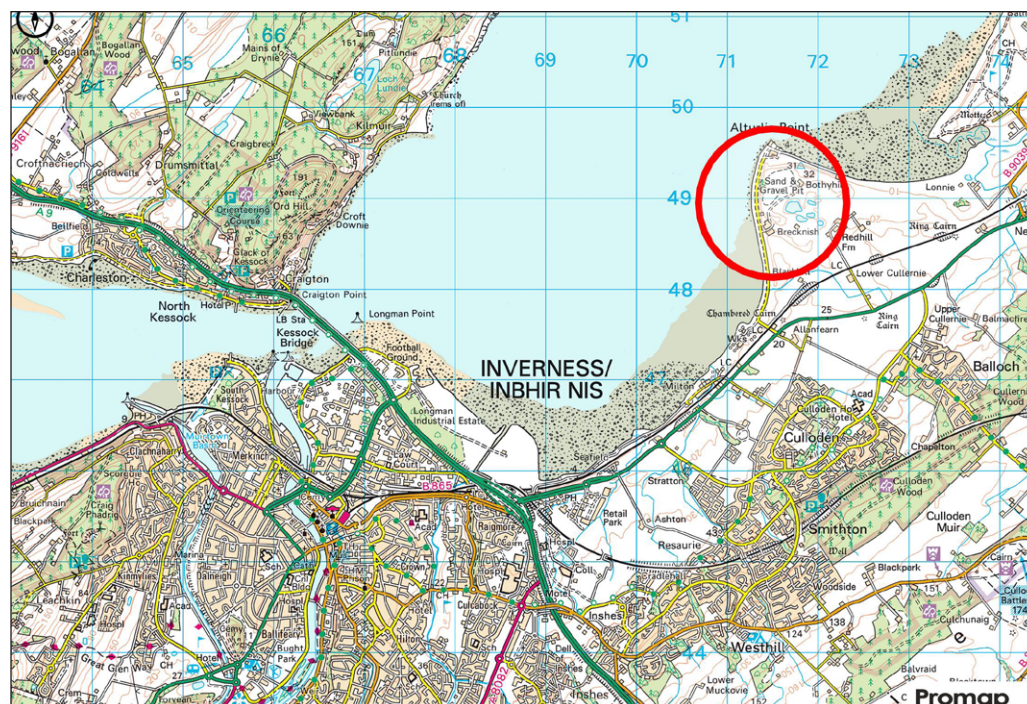
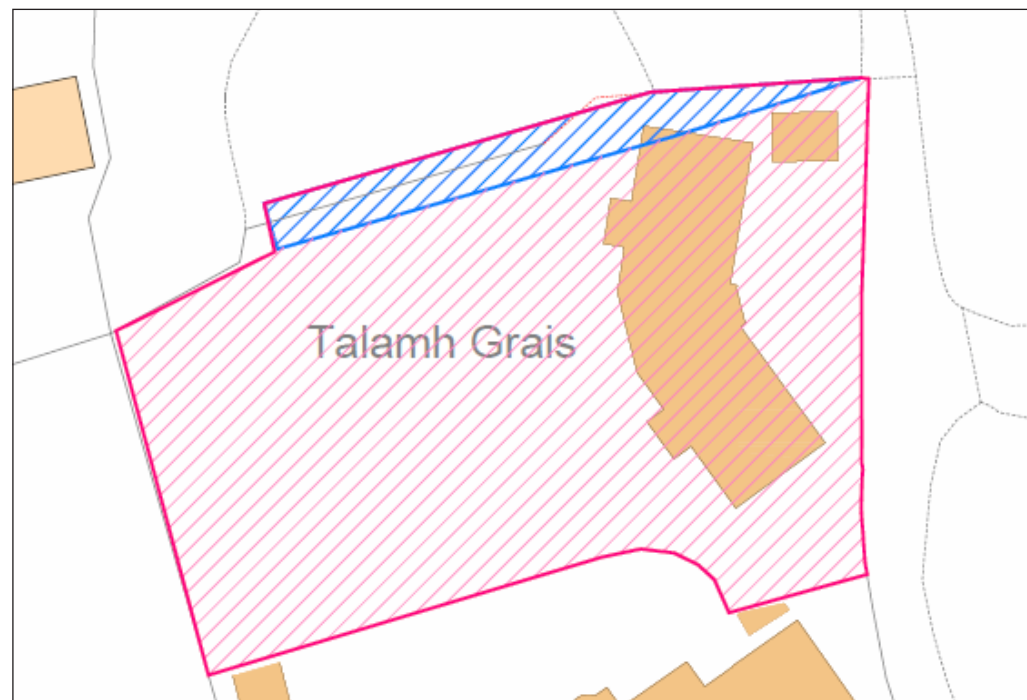
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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 2025C







**Galbraith**



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