



**BALBEG**

ABRIACHAN, INVERNESS



## BALBEG, ABRIACHAN, INVERNESS

An extended cottage with spectacular views to Loch Ness.

Inverness 9 miles ■ Airport 19 miles

- Two reception rooms. Five bedrooms
- Well laid out family accommodation.
- Generous grounds with courtyard garden, terrace and hot tub.
- Modern general purpose building.
- Within easy reach of Inverness.
- Potential to create self-contained accommodation.

1.1 hectares (2.7 acres) in all.

Offers over £475,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Balbeg is in the scattered township of Abriachan above the west shores of Loch Ness. The property is in a beautiful south-facing setting, overlooking its own grounds and with framed views to the loch.

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. Abriachan Woodland lies close to Balbeg and is a community owned woodland managed to provide a safe habitat for native wildlife, for leisure activities, to enable teaching projects and providing extensive woodland walks and bike trails.

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

Balbeg has been in the same family for over 30 years. Formerly a traditional cottage with adjoining barns, the property has been extended and converted to create generous and well-laid out family accommodation set around a delightful, sheltered courtyard. The original wing retains its characterful features including wood panelled walls, while the modern extension blends sympathetically with the cottage and has a sitting room with beautiful views to the loch, comfortable bedrooms and well-appointed bathrooms with a sauna and steam room.

Subject to the necessary consents, the layout lends itself to the creation of an annexe or self-contained accommodation.

### ACCOMMODATION

Ground Floor: Entrance Hall. Sitting Room. Winter Sitting Room. Dining Kitchen. Master Bedroom with walk-in Wardrobe and en suite Bathroom with Steam Room. Two further Bedrooms. Bathroom. Sauna. Utility Room. WC.

First Floor: Two Bedrooms, one with Dressing Room/Nursery. Bathroom.

Attic: Games Room/Store Room.



## GARDEN AND GROUNDS

The property is approached from the public road, a gateway opening to a drive leading to a parking area in front of the house.

The grounds at Balbeg extend to approximately 2.7 acres. The gardens are laid mainly to grass, fringed and interspersed with colourful mixed beds, mature trees and shrubs. The potential exists to create a paddock in the lower portion of the garden.

The house is set around a flagstone courtyard, edged by shrub beds underplanted with herbaceous perennials and with a hot tub in a sheltered corner. Along the front of the house is a raised terrace with stunning views to Loch Ness.

## OUTBUILDINGS

Multi-purpose Shed

10.8 m x 5.7 m

With concrete floor, power, light and side double doors to an area of hard standing.

Timber Garden Shed

3.6 m x 2.1 m

With double doors and concrete floor.

Log Store

3.6 m x 2.5 m

Adjacent to the garden shed.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Balbeg	Mains	Mains	Private	Freehold	Oil fired	Band F	E

## DIRECTIONS

From Inverness take the A82 signposted to Drumnadrochit and Fort Augustus. Proceed for about 8 miles and take the second turning to Abriachan on your right, proceed up the steep hill for about a mile. The turning to Balbeg is on the right hand side.

## POST CODE

IV3 8LB

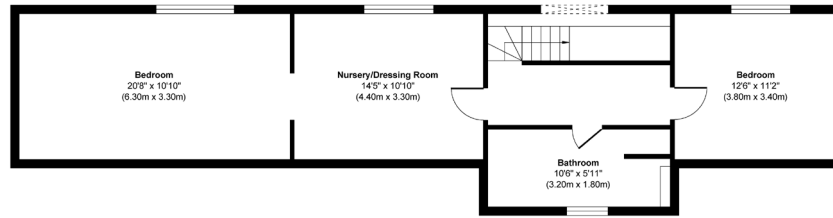
## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/typified.went.fragment>

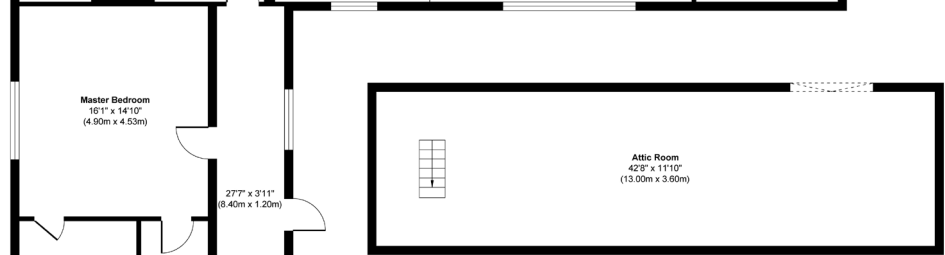
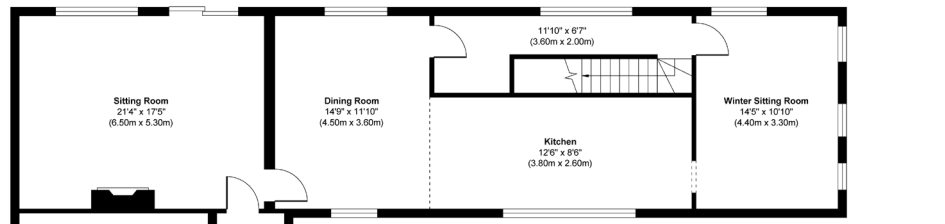




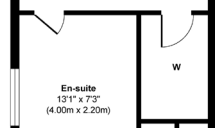
# Balbeg, Abriachan, Inverness IV3 8LB



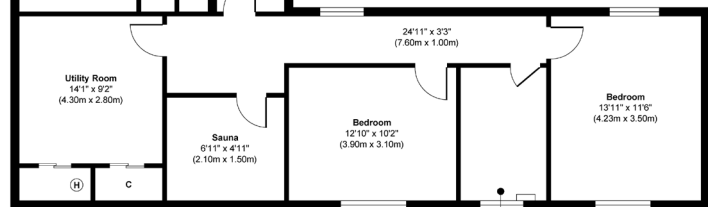
First Floor  
Approximate Floor Area  
747 sq. ft  
(69.44 sq. m)



Attic  
Approximate Floor Area  
503 sq. ft  
(46.89 sq. m)



27'7" x 3'11"  
(8.40m x 1.20m)



Ground Floor  
Approximate Floor Area  
2288 sq. ft  
(210.72 sq. m)



**Approx. Gross Internal Floor Area 3518 sq. ft / 326.96 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## SOLICITORS

MacPhee and Partners  
Fort William

## LOCAL AUTHORITY

Highland Council.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## NOTES

Immediately adjacent to the public road is a short portion of driveway over which two neighbouring properties have a right of access. Further information is available on request.

## VIEWINGS

Strictly by appointment with the Selling Agents.

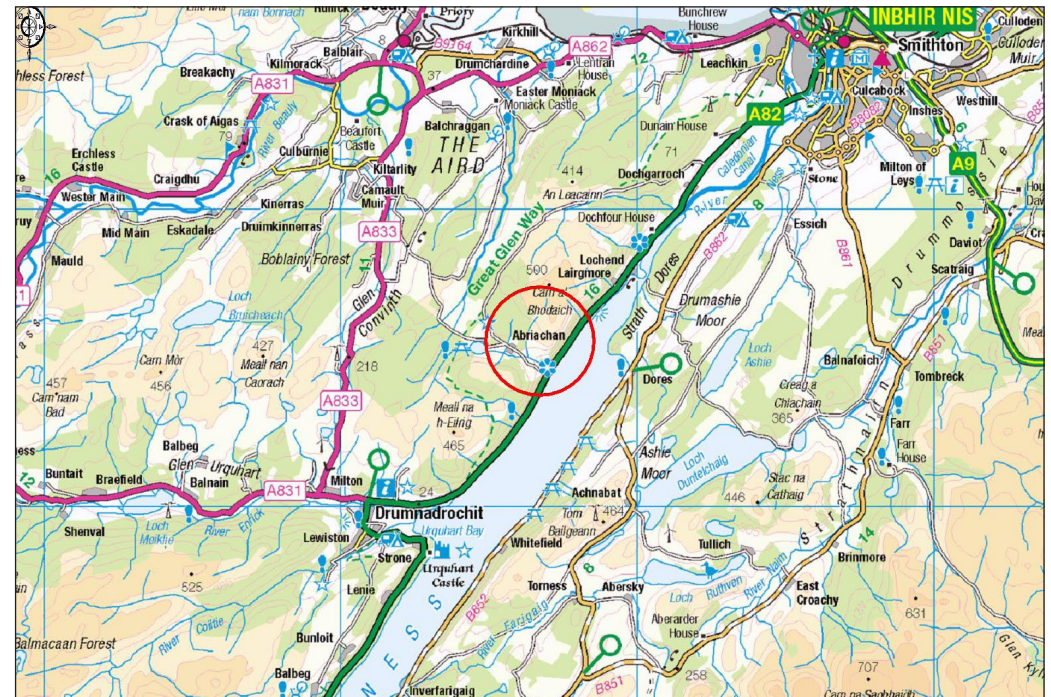
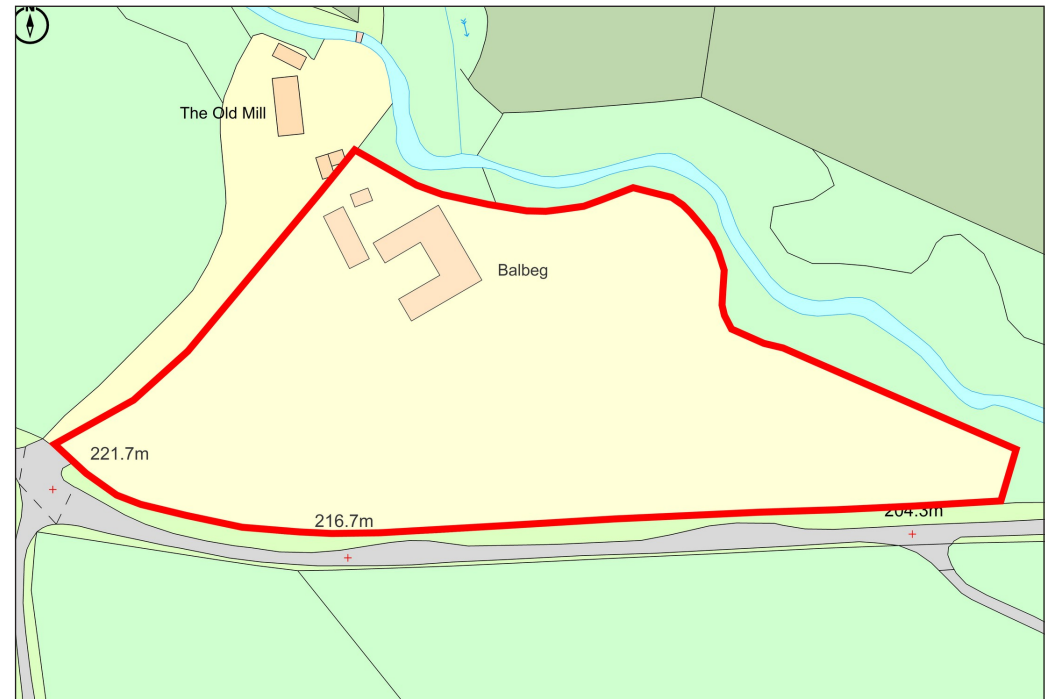
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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 August 2023.





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