

Galbraith

TILLIETUDLEM

MUIR OF ORD, ROSS-SHIRE



## TILLIETUDLEM, MUIR OF ORD, ROSS-SHIRE

A highly energy efficient contemporary house in a beautiful, secluded setting.

Muir of Ord 2 miles ■ Inverness 14 miles.

2.01 hectares (5.01 acres) in all

Offers over £475,000

- One reception rooms. Three bedrooms.
- A semi-open plan interior filled with light.
- Ground source heat pump, solar panels and high levels of insulation.
- Integrated car port, garden studio and garden stores.
- Grounds managed for wildlife with wildflower meadow, native hedging and woodland.
- Grazing land.
- Within easy reach of Inverness.

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Tillietudlem lies close to Muir of Ord in Ross-shire. The property is in a beautiful, secluded setting with a backdrop of mature native woodland and views over its own grounds to mixed farmland.

The surrounding area is beautiful and unspoilt and provides an ideal base for the outdoor enthusiast, with a wide range of walks and mountain bike trails, challenging mountain climbs and fishing for salmon and trout on local rivers. The west coast, famous for its stunning coastline and sandy beaches, is under an hour's drive away, while the Cairngorms Ski Centre is also within easy reach.

Muir of Ord has a good range of shops and amenities including a supermarket and railway station. Primary schooling, for which there is a school bus, is in the nearby village of Conon Bridge and the secondary school is in Dingwall. Inverness, about half-an-hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

### DESCRIPTION

Tillietudlem, which was completed in 2017 to the seller's design, is highly energy efficient with a ground source heat pump, solar panels, excellent insulation and triple glazing, while extensive use of glass maximises solar gain and extends the sense of space into the landscape. The interior has extremely comfortable, well-presented accommodation and the striking, galleried first floor adds versatility with its potential for use as a sitting room, bedroom 3 or studio.

### ACCOMMODATION

Ground Floor: Entrance Porch. Open plan Sitting Room, Dining Room and Kitchen. Walk-in Larder. Bedroom. Bathroom. Utility Room.

First Floor: Open plan galleried Sitting Room/Bedroom 3. Master Bedroom. Shower Room.

### GARDEN AND GROUNDS

The grounds extend to approximately 5.01 acres and are managed to encourage wildlife and biodiversity. The gardens lie around the house and have natural plantings of flowers and shrubs with mixed native hedging following the fence line on the south-western boundary. Beyond this is a wildflower meadow, while mature woodland lies on the approach to the house and fringes the boundaries.

### OUTBUILDINGS

#### GARDEN STUDIO

5.7 m x 3.7 m

Built to residential standard and with electric roller door, double doors to garden, lined and insulated interior, power, light and door to:

#### WC

1.4 m x 1.2 m

With WC and basin.

#### GREENHOUSE

2.5 m x 2 m

Of leant-to, timber construction and with timber staging.

#### GARDEN STORE

2.6 m x 2.1 m

#### WORKSHOP

3 m x 2.4 m

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

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Tillietudlem	Mains	Mains	Private	Freehold	Ground source heat pump	Band F	C

## POST CODE

IV6 7TN

## WHAT3WORDS

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

## SOLICITORS

P Black Solicitors, Dingwall Office, PO Box 1  
Park Street  
Dingwall  
Highland  
IV15 9JJ

## OFFERS

Two offers should be submitted for the property: one offer for the house and approximately 3.81 acres; and the second offer for the paddock of approximately 1.2 acres.

## LOCAL AUTHORITY

Highland Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.

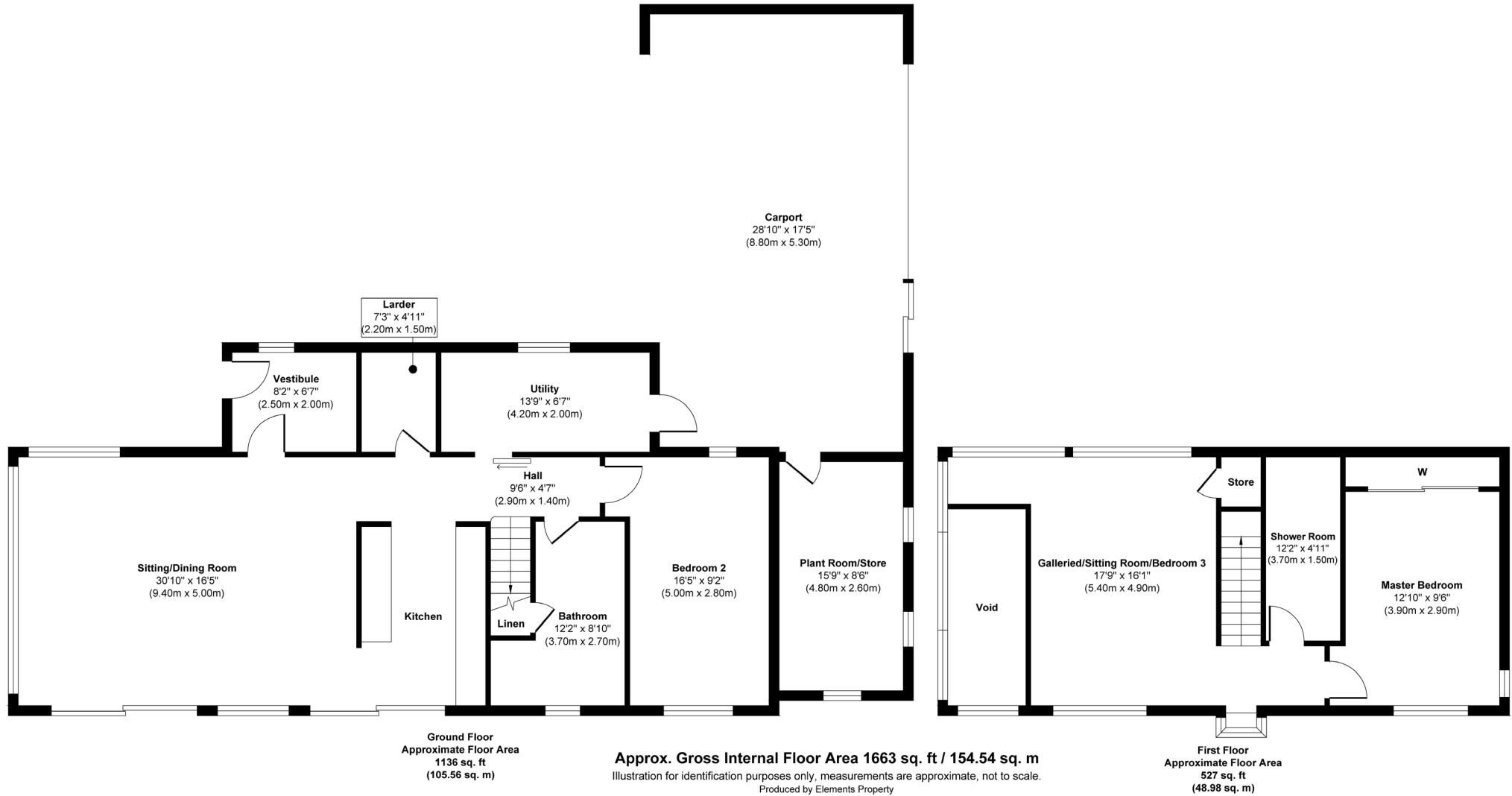
## ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

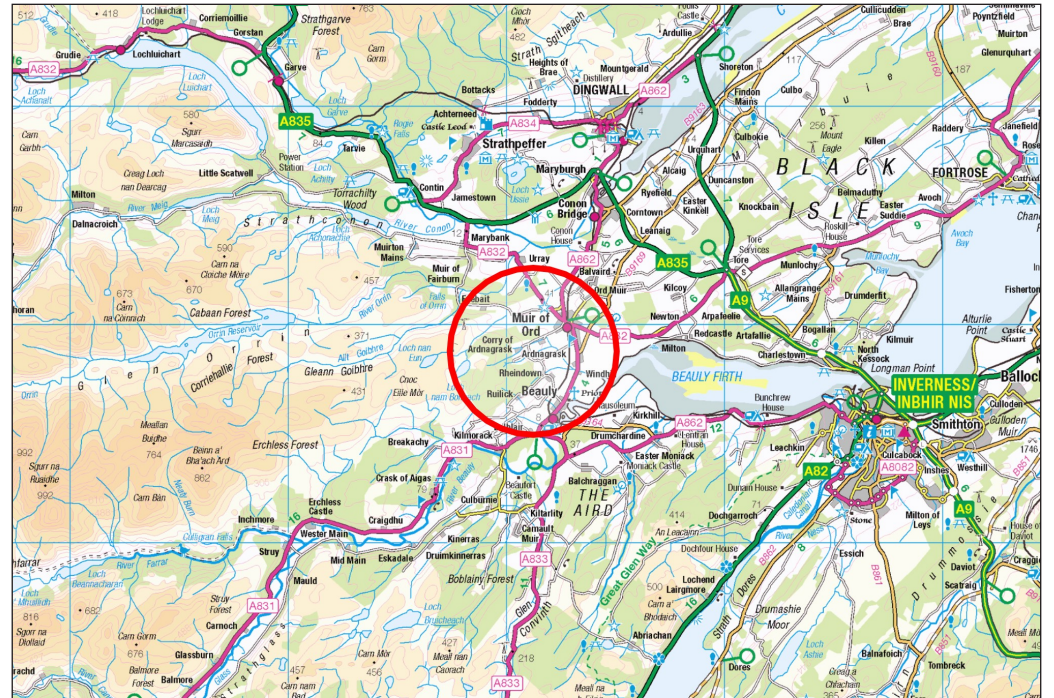
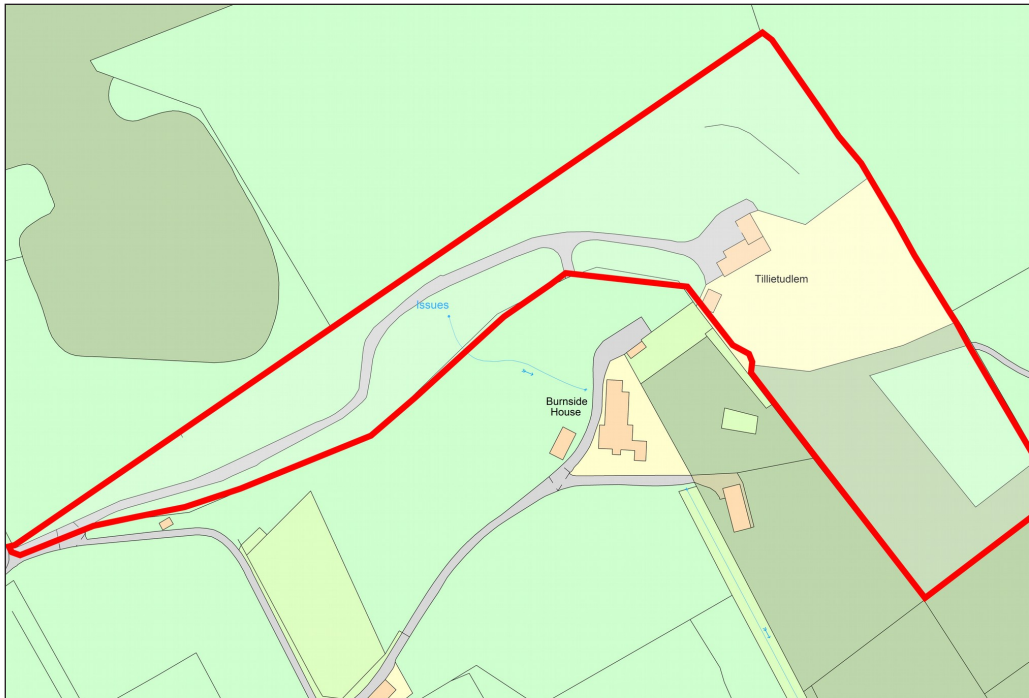


# Tillietudlem, Muir of Ord, Ross-shire IV6 7TN



**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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