



**BRISAS**

BALBLAIR, CROMARTY

**Galbraith**



## BRISAS, BALBLAIR, CROMARTY

An attractive family house in a delightful rural setting.

Cromarty 6 miles. ■ Inverness 20 miles.

- Two Reception Rooms. Four/Five Bedrooms.
- Spacious and well-appointed accommodation.
- Garaging and kennels.
- Easily managed grounds.
- Beautiful views over open farmland.
- In the catchment for Fortrose Academy.

Offers Over £465,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket





### SITUATION

Brisas is in the hamlet of Newhall near Cromarty on the Black Isle. The property is in a beautiful setting with far-reaching views over rolling farmland.

The nearby coastal villages of Fortrose and Cromarty have a good range of independent shops, restaurants and amenities, while Inverness about 30 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe. Primary schooling is available at Resolis Primary School and secondary schooling at the highly regarded Fortrose Academy with a free school bus available for both.

The Black Isle has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. The area has a number of way-marked cycle trails and walks, while the coastal villages offer sheltered harbours and Fortrose has a historic links golf course. The unspoilt countryside of the Highlands provides a haven for many rare and protected species of wildlife and Brisas is in an ideal setting to enjoy the best the area has to offer with regular sightings of deer and red kites, beautiful walks direct from the house, and the nearby RSPB Udale Nature Reserve.

### DESCRIPTION

Brisas was designed by the sellers in conjunction with their architect and the build was completed in 2011. The property has well-appointed family accommodation with high quality finishes, while the extensive use of glass and double height ceilings extend the sense of space and fill the house



with natural light. The house is energy efficient with high levels of insulation and double glazing, while the contemporary wood burning stoves in the reception rooms create a focal point for each room and filter additional heat through the house together with the cosy underfloor heating throughout the ground floor..

### ACCOMMODATION

Ground Floor - Entrance Hall. Semi-open plan Family Room, Dining Room and Kitchen. Two Bedrooms. Wet Room. Study/ Bedroom 5. Utility Room.

First Floor - Sitting Room with Balcony. Master Bedroom with Shower Room and Dressing Room. Bedroom with Jack and Jill Bathroom.

### GARDEN GROUNDS

The property is approached from the public road, a track over which the owners have a right of access leading to an opening and to a gravel parking area in front of the house.

The easily managed grounds comprise enclosed lawns fringed and interspersed with mature trees and shrubs. There is a generous decked sitting area to the rear and a built-in BBQ at the side of the house.



## OUTBUILDINGS

Garage

6.1 m x 4.4 m

With insulated and lined walls, concrete floor, fitted units with sink, storage space in the rafters, power and light. There is a lean-to garden store/wood store on one of the exterior walls of the garage.

Within the grounds is a kennel with run.

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

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private (shared with 6 neighbouring properties)	Oil fired	G	30 Mbps via Cromarty Firth Wireless Broadband	C	Freehold

## DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/pranced.impeached.again>

## MOVEABLES

The house is sold as seen.

## 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

IV7 8LT

## SOLICITORS

Munro & Noble  
26 Church Street  
Inverness  
IV1 1HX

## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

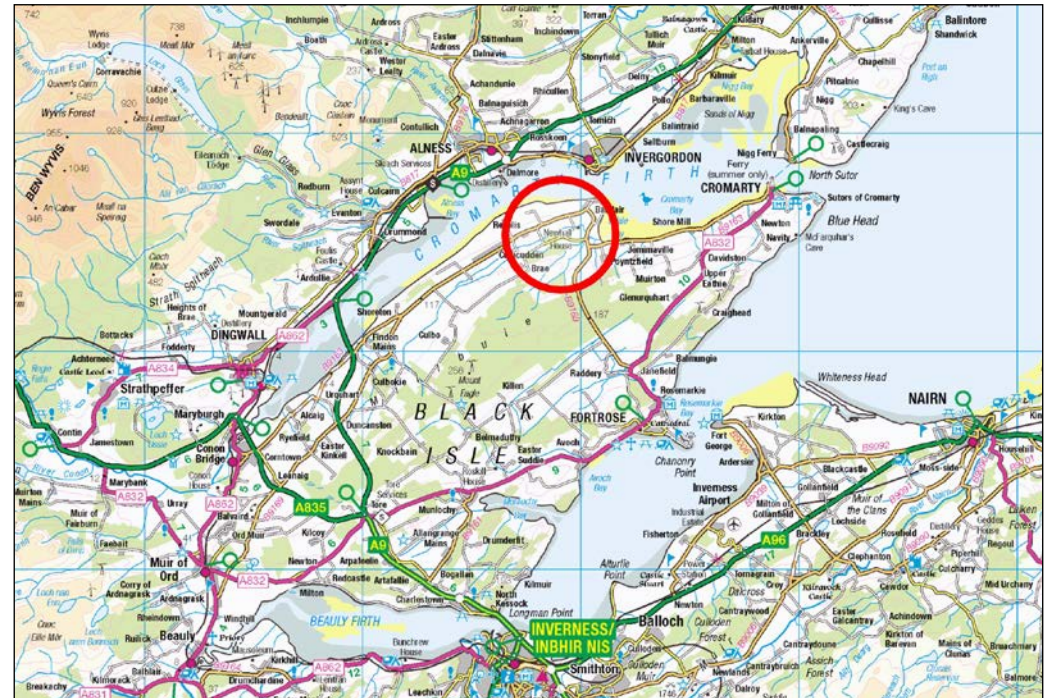




Failure to provide this information may result in an offer not being considered.

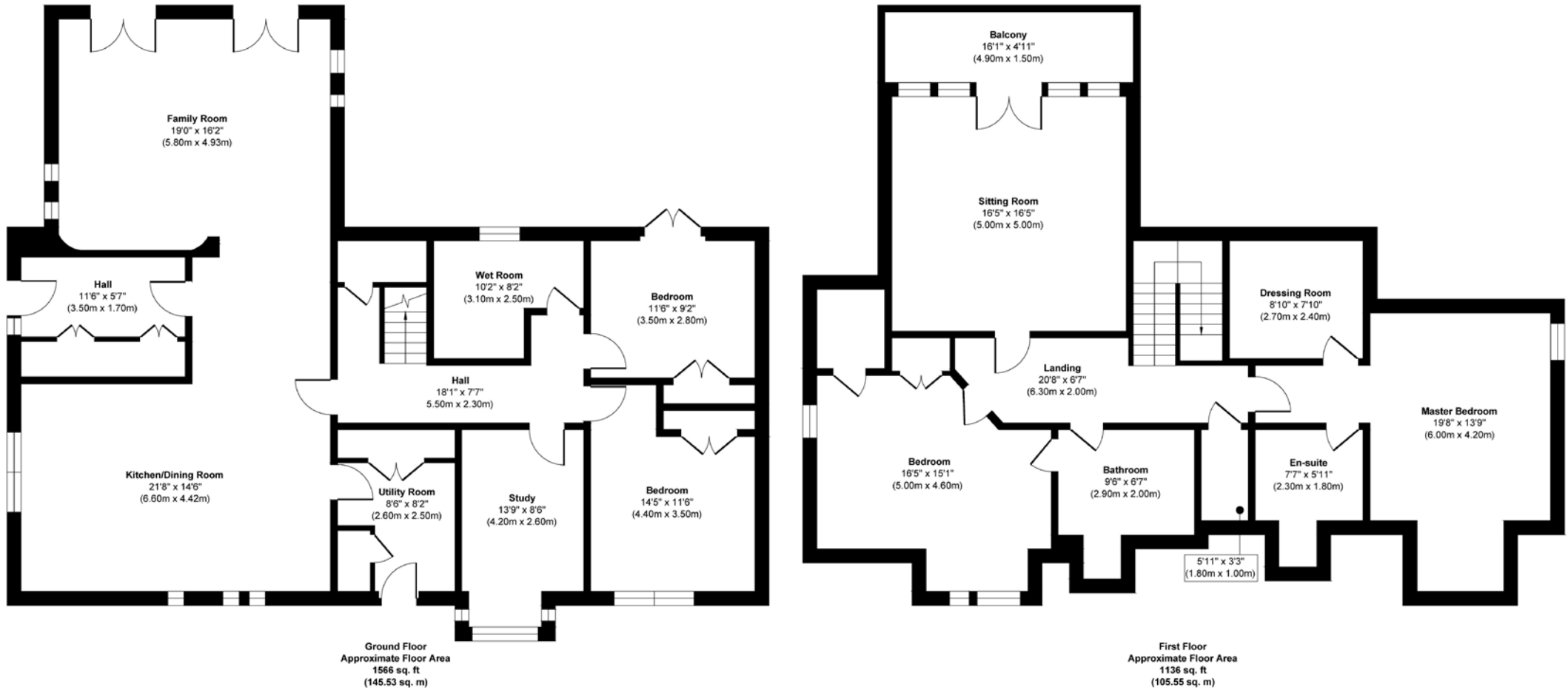
### IMPORTANT NOTES

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 sales 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, together with proof of funding and identification. 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





# Brisas, Balblair, Cromarty IV7 8LT



**Approx. Gross Internal Floor Area 2702 sq. ft / 251.08 sq. m**

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

Produced by Elements Property





**Galbraith**



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