



1 BAYFIELD HOUSE

NIGG, EASTER ROSS

Galbraith



1 BAYFIELD HOUSE, NIGG, EASTER ROSS

A stylish ground floor apartment in a converted, B listed Georgian country house.

Tain 8 miles. ■ Inverness 31 miles.

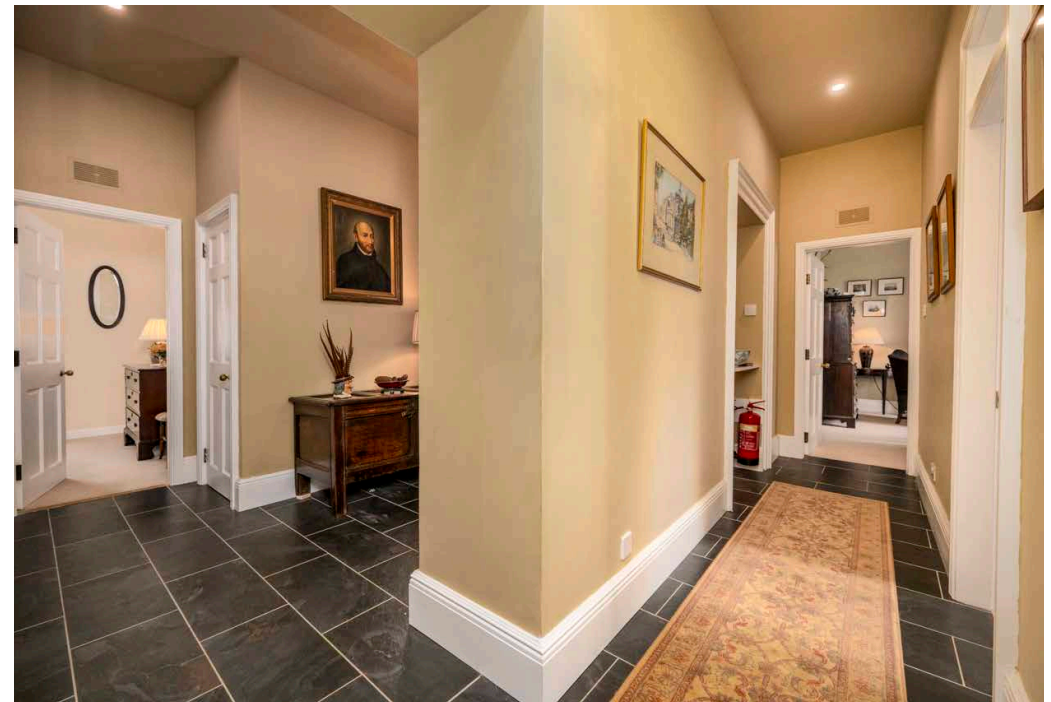
- One Reception Room. Two Bedrooms.
- Sensitively renovated and retaining original features.
- Set in beautiful, communal grounds.
- Spectacular views to the Cromarty Firth and Black Isle.

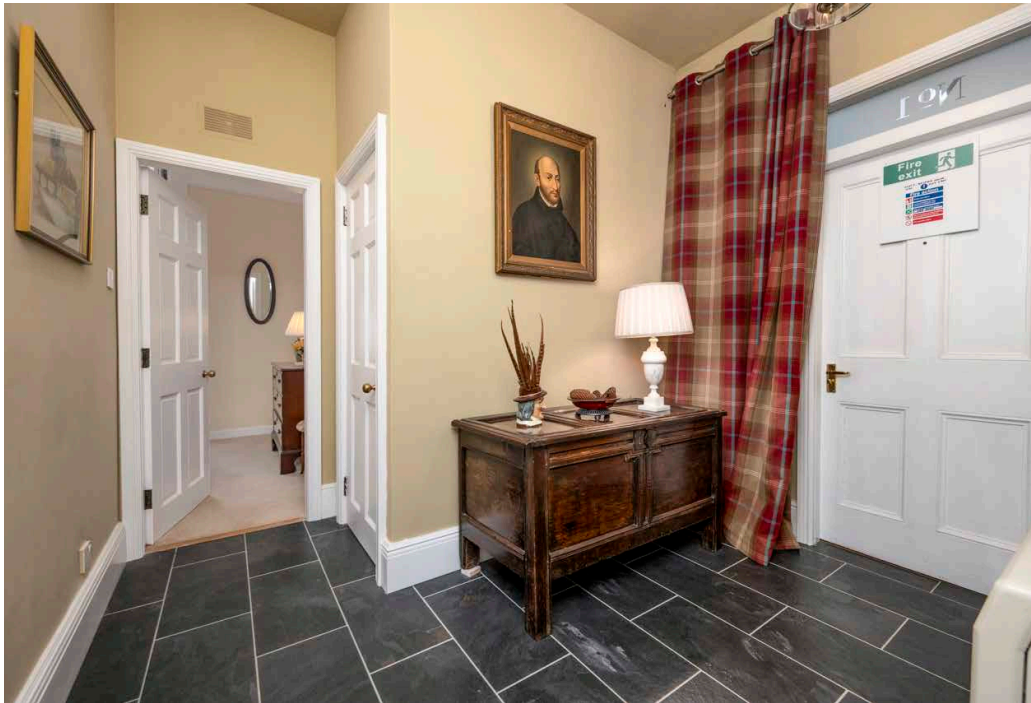
Communal grounds of about 1.2 hectares (3 acres) in all.

Offers over £200,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com





SITUATION

Bayfield House lies close to Nigg village on the Tarbat peninsula in Easter Ross. The property is in a stunning setting, surrounded by mature wooded grounds and with spectacular views over the Cromarty Firth to the Black Isle. A B listed, Georgian country house of note in the area, Bayfield House has been converted into six separate flats, four of which are in the main portion of the house.

The area is popular for its dry climate, wonderful coastal light and fertile farmland culminating in a coastline of sheer cliffs and sandy beaches dotted with historic fishing villages. This varied landscape offers many opportunities for a wide range of rural sports and recreation and the renowned links golf courses, including the world famous Royal Dornoch Championship Course, attract visitors from all over the world.

The nearby village of Portmahomack has a post office, shop and restaurants, while nearby Tain has an excellent range of shops and amenities including primary and secondary schooling. Inverness, about 45 minutes' drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.

DESCRIPTION

No 1, Bayfield House is on the ground floor of the central portion of the house. On purchase in 2017, the sellers renovated the property to create extremely comfortable and well-presented two bedroom accommodation. The interior retains many original features including beautifully proportioned rooms, picture rails, cornicing, and working shutters. The flat has previously been a successful holiday let however the sellers have now closed bookings for 2025.

ACCOMMODATION

Communal Hall with baggage room including a large storage cupboard for No 1. Entrance Hall. Sitting Room. Dining Kitchen. Two Bedrooms. Bathroom. Utility Room.

GARDEN GROUNDS

The well-maintained communal grounds extend to approximately three acres and includes a communal garden shed and provides both amenity and privacy. There is an annual factoring charge for maintenance of the communal areas.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Electric and wood burning stove	C	BT current provider*	Available*	E	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 - ///herb.fires.thudding

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

IV19 1QW

SOLICITORS

Arthur and Carmichael
Dornoch

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

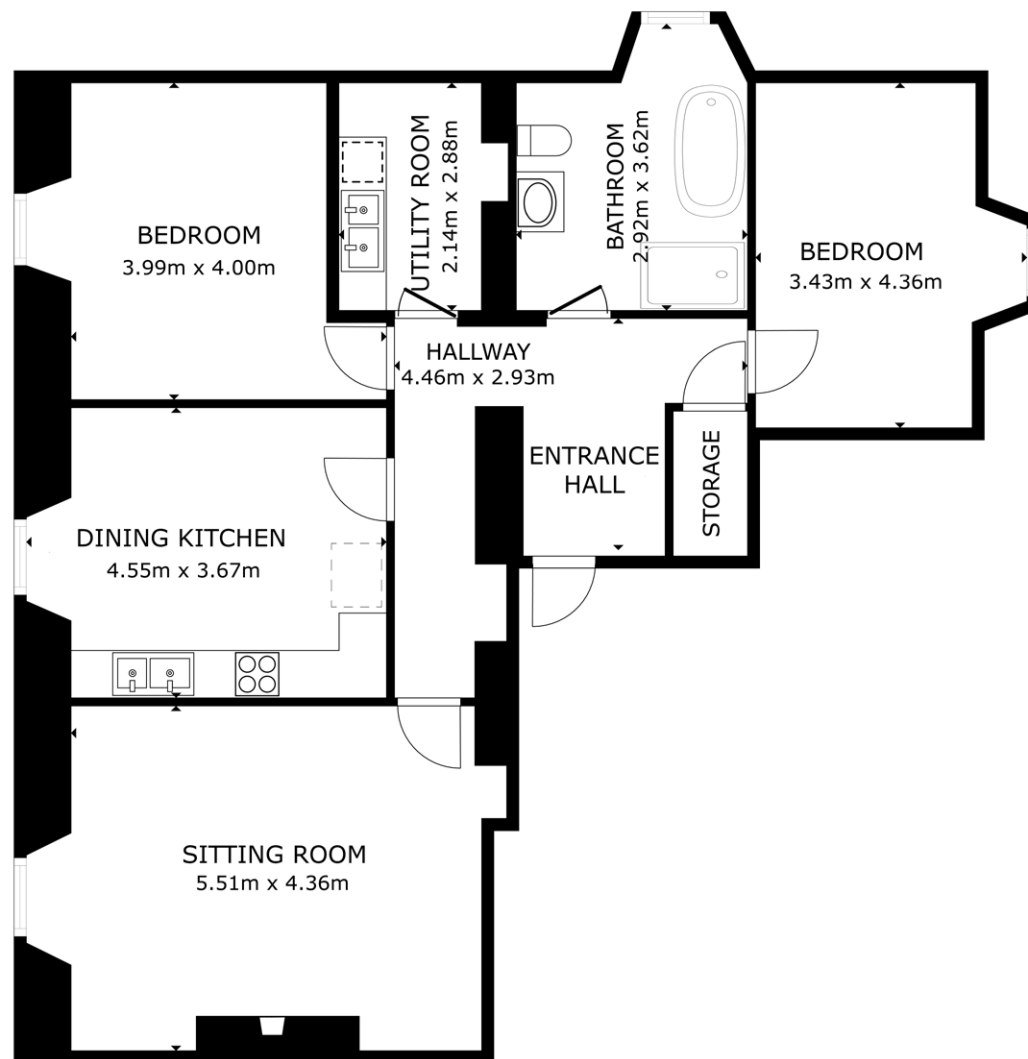
Failure to provide required identification may result in an offer not being considered.

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 2025.



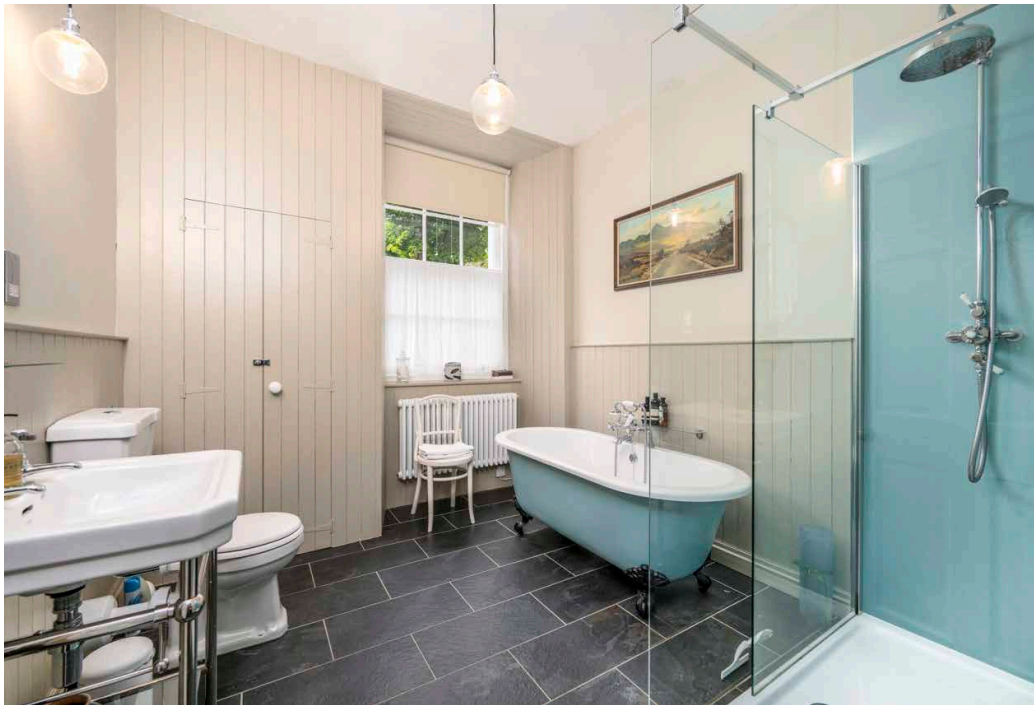
FLAT 1, BAYFIELD HOUSE, TAIN IV19 1QW



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 105.7 m²
TOTAL : 105.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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