



Galbraith

THE MOORINGS

6 BARKLY STREET, CROMARTY



THE MOORINGS, 6 BARKLY STREET, CROMARTY

A category C-listed, end terraced house within the town of Cromarty on the popular Black Isle.

Inverness 22 miles ■ Inverness Airport 29 miles

- Three Reception Rooms. Four/Five Bedrooms.
- Versatile accommodation with scope for reconfiguration.
- Enclosed garden with off-street parking.
- Detached garage.
- Within walking distance of the local amenities.

About 0.06 hectares (0.16 acres) in all.

Offers Over £325,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Barkly Street lies within a conservation area in the former fishing town of Cromarty, a charming mix of meandering lanes, fishermen’s cottage and substantial houses on the popular Black Isle. The town has a good range of amenities all within walking distance of Barkly Street including independent shops, a general store, a primary school, as well as cafes, restaurants, a Community Cinema and the harbour with its ferry to the north side of the firth. Secondary schooling is available at Fortrose Academy to which a bus runs. Inverness, about 40 minutes’ drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The Moorings is a category ‘C’ listed house which dates circa mid-19th century. Once two terraced cottages, number 6 and number 8, the properties were believed to be converted into a single dwelling as far back as the late 19th century. With two front doors, entrance halls, landings and internal staircases, the accommodation has a charming layout and although requiring modernisation offers versatility in how the rooms could be used and offers potential for subdivision subject to gaining the relevant permissions. The kitchen extension and the conservatory, both overlooking the garden, were added by the current owner, who purchased the property in the 1990’s. The replacement garage, incorporating an internal store, was erected around 2006.

ACCOMMODATION

Ground Floor – Hallway. Dining Room. Kitchen. Sitting Room. Conservatory. Library. Hallway. Bedroom with en-suite Shower Room.

First Floor – Landing. Bedroom. Bathroom. Bedroom. Dressing Room. Bedroom. Landing. Bedroom/Study. WC.

GARDEN GROUNDS

The enclosed garden lies to the rear of the house and comprises areas of grass, a patio, shrub/flower beds and has a number of mature trees including fruit trees. A gated slabbed driveway, accessed directly from Barkly Street, provides off street parking.

OUTBUILDINGS

Garage
7.0m x 4.3m
Detached, with roller door, pedestrian side door, power, lighting, integral store (4.3m x 2.0m) and lean-to log store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil	Band E	Available*	Available*	Band 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 - <https://what3words.com/rewrites.shutting.slate>

MOVEABLES

All carpets, fitted floor coverings and curtains 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

IV11 8YG

SOLICITORS

Hazel MacGillivray
Wright, Johnstone & MacKenzie
The Green House
Beechwood Park North
Inverness
IV2 3BL

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

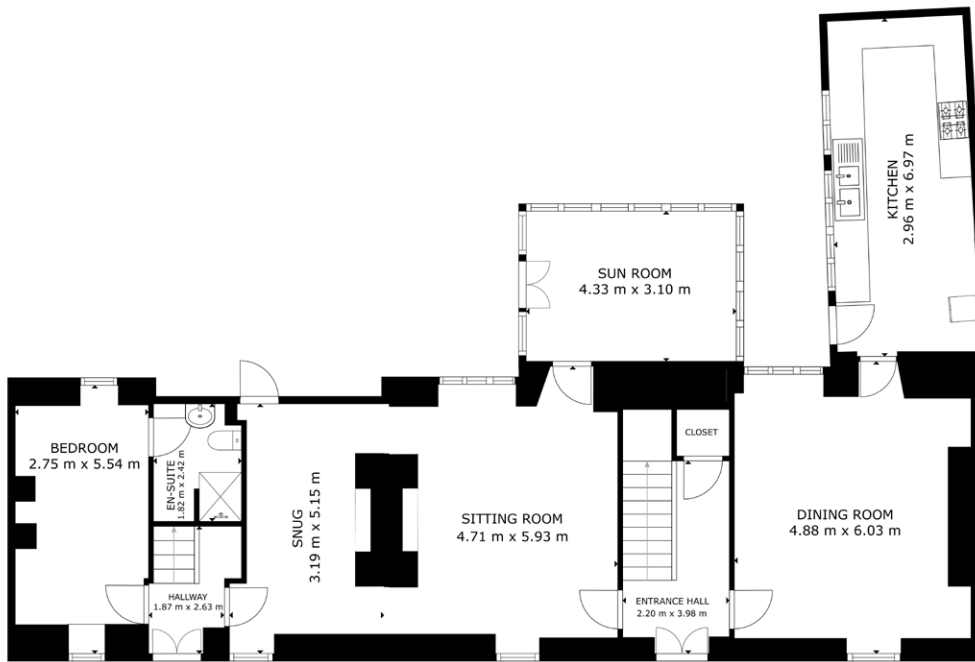
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 October 2025



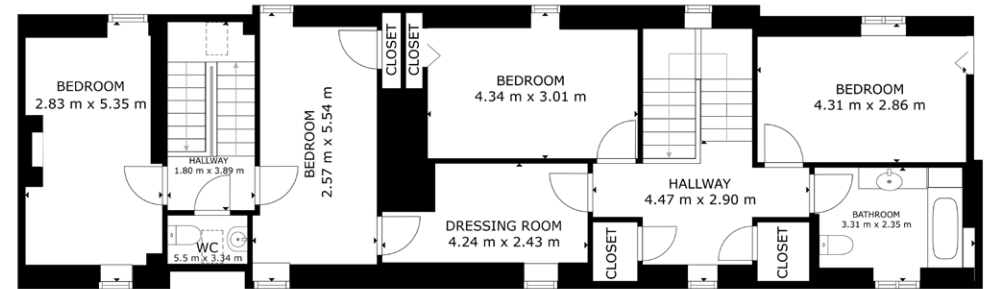




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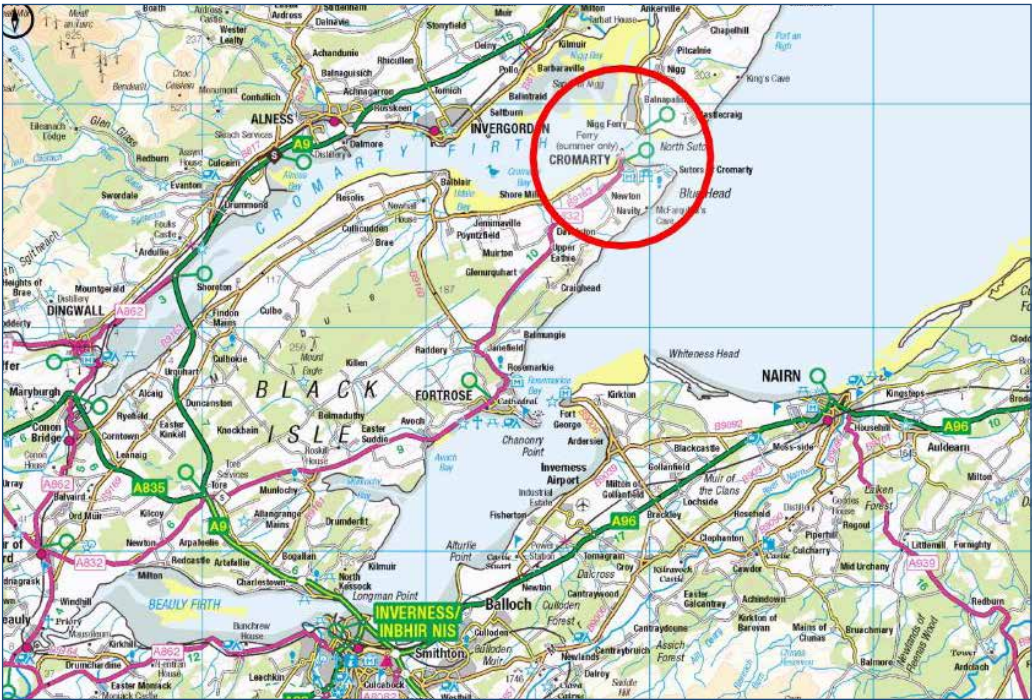
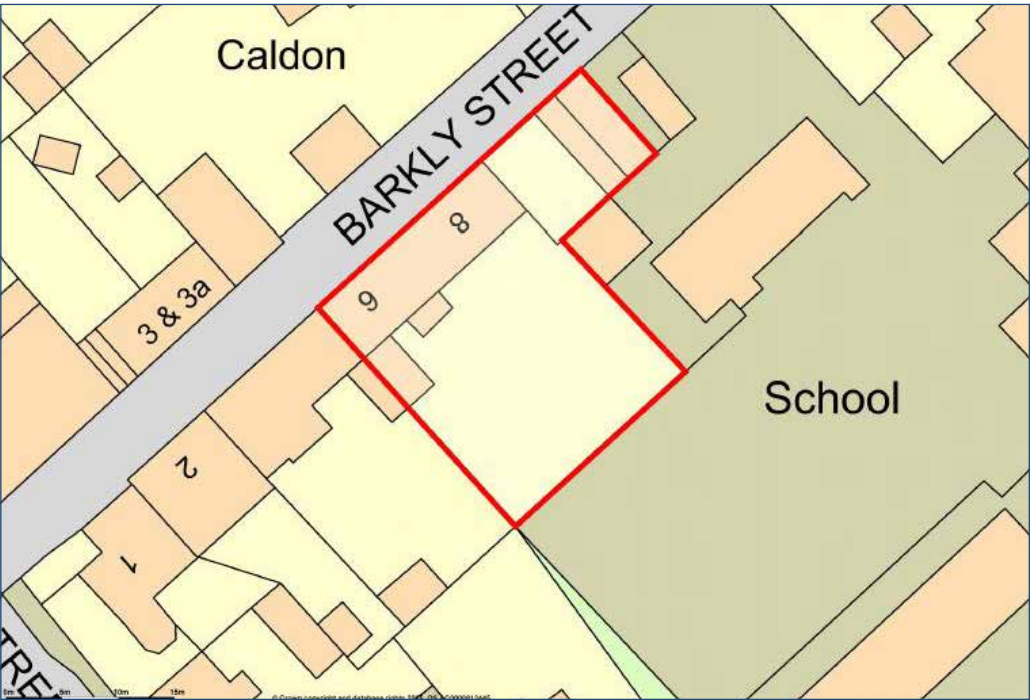
GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 142 m², FLOOR 2: 105 m²
TOTAL: 247 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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