



3 PRIMROSE BAY
GLENMORISTON, INVERNESS



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A charming cottage, with beautiful, elevated views over Loch Ness.

Drumnadrochit 9 miles ■ Inverness 24 miles.

- Two Reception Rooms. Two Bedrooms.
- Sheltered, elevated site with delightful, mature grounds.
- Stunning framed views to the loch.
- One single garage and one shed/workshop of timer construction.
- In the heart of the Great Glen and within easy reach of Inverness.

About 0.4 hectares (1.1 acres) in all.

Offers over £250,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**



SITUATION

No 3 Primrose Bay lies on an elevated, sheltered site above the shores of Loch Ness. The cottage sits in generous grounds, set against a backdrop of mature woodland and with spectacular framed views across the loch to the hills of Glen Mor.

No 3 Primrose Bay lies in the Great Glen, famous for its breathtaking scenery, associations with Loch Ness and the Caledonian Canal, and its proximity to Inverness, Fort William and Skye. Away from these popular centres though, the beautiful countryside remains unspoilt and tranquil, providing a haven for wildlife and offering excellent sporting and leisure opportunities. As well as the traditional rural sports of fishing, shooting and stalking, the Nevis Range Ski Centre near Fort William offers year-round activities. There are many way-marked walks and cycle trails in the area including the Great Glen Way which lies just above the cottage.

Drumnadrochit has a good range of shops and amenities as well as highly regarded primary and secondary schools. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The cottage has comfortable accommodation with double glazing, a modern shower room and well appointed kitchen, while the sun room takes advantage of the beautiful views. The current owners purchased 3 Primrose Bay in 2017 and since then have maintained the cottage and grounds well and carried out improvements including replacing the flat roof in 2025, putting in a new back door and deer fencing the former vegetable garden.

ACCOMMODATION

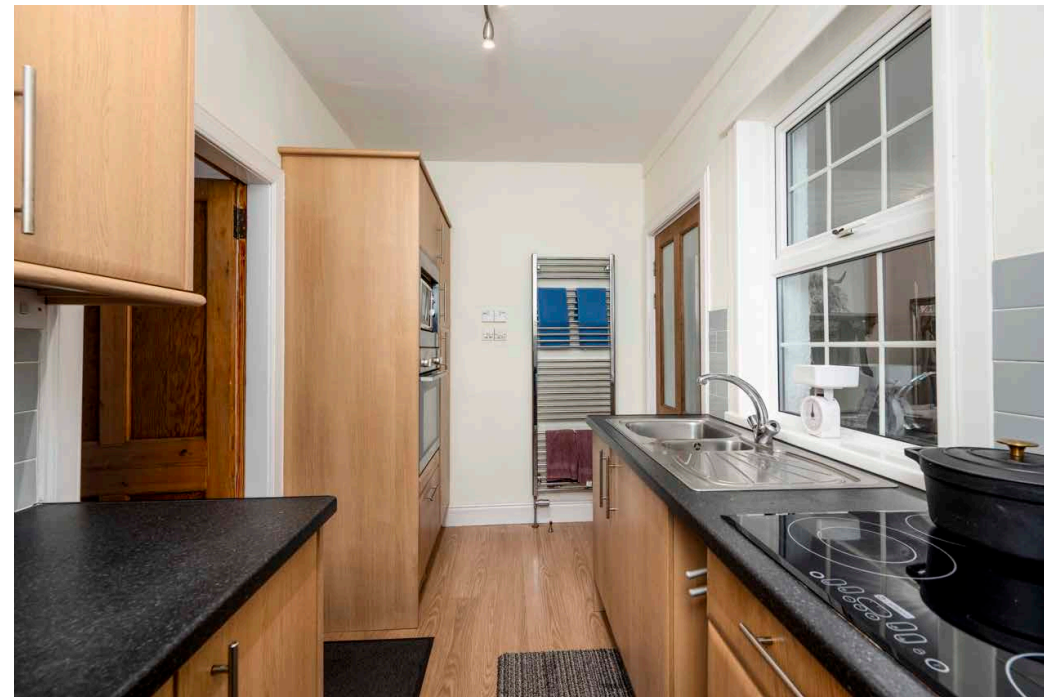
The accommodation over one floor comprises: Entrance Vestibule. Entrance Hall. Sitting Room/Dining room. Kitchen. Two Bedrooms. Sun Room. Shower Room. Utility Room.

GARDEN GROUNDS

No 3 Primrose Bay is approached from the public road, a driveway over which the owners have a right of access leading through woodland to a gateway opening to a gravel parking area at the side of the house.

The grounds at 3 Primrose Bay extend to approximately 1.1 acres. The landscaped gardens surround the house and comprise terraced lawns with a pond at the lower level, colourful mixed beds and an enclosed former vegetable garden. The property is fringed by mature woodland carpeted with drifts of primroses and spring flowering bulbs.

There is a generous gravel parking and turning area at the side of the house and a further parking area outwith the enclosed grounds.



OUTBUILDINGS

Single Garage

Of block construction and with an up-and-over door and concrete floor.

Shed/Workshop

Of timber construction and with power.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private shared supply	Private	Oil fired	C	Available*	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 - [///newspaper.agenda.hardening](https://www.what3words.com/)

FIXTURES AND FITTINGS

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

LOCAL AUTHORITY

Highland Council

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

IV63 7YD

SOLICITORS

Stronachs
Fairways Business Park
Inverness



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.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

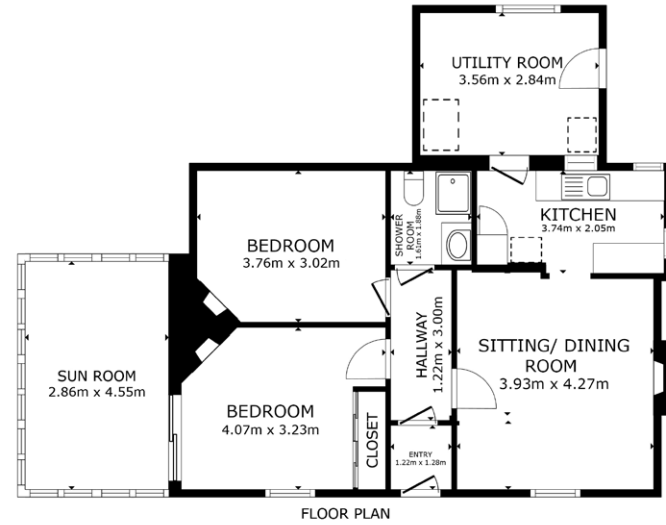
IMPORTANT NOTES

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 February 2026.



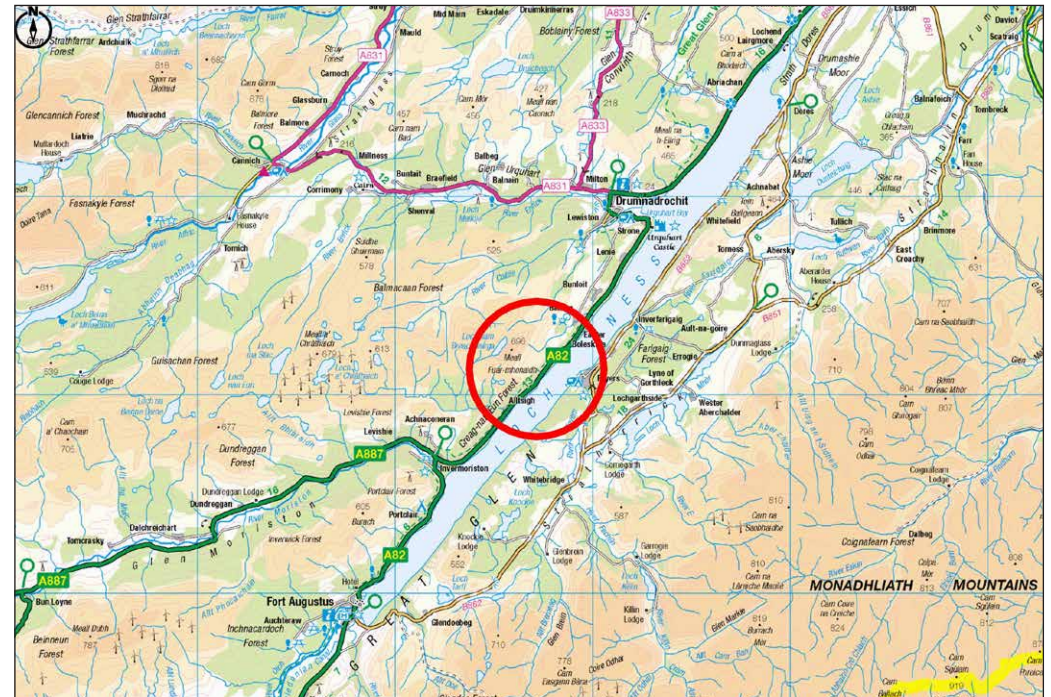
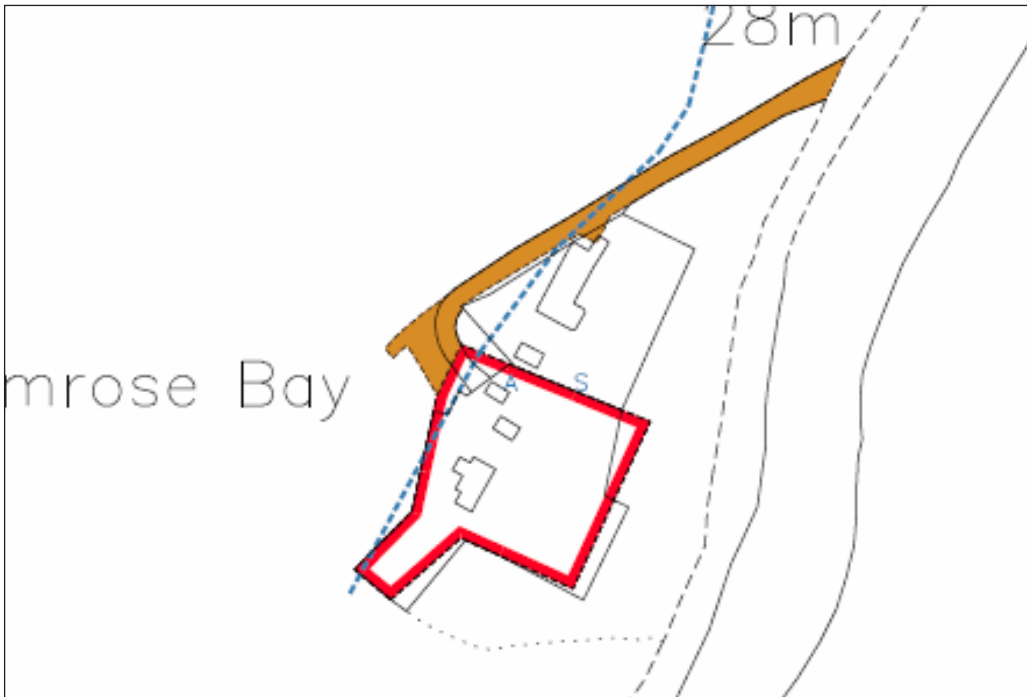
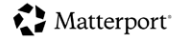


3, PRIMROSE BAY, GLENMORISTON IV63 7YD



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 84.9 m²
TOTAL - 84.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE