



BALORRIN

AULTGOWRIE, MUIR OF ORD

Galbraith



BALORRIN, AULTGOWRIE, MUIR OF ORD

A well-presented, single storey house in a charming, rural hamlet.

Muir of Ord 4 miles. ■ Inverness 16 miles.

- One Reception Room. Four Bedrooms.
- Comfortable, family accommodation.
- Integral garage.
- Delightful gardens.
- Waymarked walks direct from the house.
- Within easy reach of Inverness.

About 0.09 hectares (0.23 acres) in all.

Offers over £320,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com





SITUATION

Balorrin is in the hamlet of Aultgowrie between Dingwall and Muir of Ord in the Highlands of Scotland. The property is in a beautiful, semi-rural setting, with a backdrop of native woodland and close to the banks of the River Orrin.

Nearby Muir of Ord has a good range of facilities including a small supermarket, cafe, pharmacy, doctor’s surgery and train station. The local primary school is in Marybank and secondary schooling, as well as further amenities, are available in Dingwall. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The surrounding countryside is beautiful and varied set against a backdrop of majestic Ben Wyvis. The unspoilt countryside offers many opportunities for rural sport and recreation, as well as a habitat for native wildlife, while the west coast, famous for its stunning coastline and sandy beaches, is under an hour’s drive away, There are waymarked walks directly from the house including the beautiful River Orrin Falls walk and nearby is the magnificent, recently restored, Landmark Trust Fairburn Tower.

DESCRIPTION

Balorrin, which was built in 1977, has been renovated by the current owners to create comfortable and well laid out, single storey, family accommodation. The open plan sitting room with wood burning stove, dining room and kitchen is the focal point of the house with its generous space and windows filling the room with natural light. The bedrooms are in one wing of the house and include the en suite master bedroom with sun room.

ACCOMMODATION

Over one floor – Entrance Vestibule. Entrance Hall. Open plan Sitting Room, Dining Room and Kitchen. Utility Room. Back Hall. Master Bedroom with Jack and Jill Bathroom and Sun Room. Three further Bedrooms. Bathroom.

GARDEN GROUNDS

The property is approached from the public road, gates opening to a driveway and parking area in front of the house.

The grounds extend to approximately 0.23 acres. The gardens are enclosed by stone walls and timber fencing and laid mainly to lawn, fringed and interspersed with mature trees and shrubs. Colourful mixed beds line the walls of the house which are clad with scented roses and evergreen climbers. There is a sheltered patio and enclosed garden to the rear of the house.

OUTBUILDINGS

INTEGRAL DOUBLE GARAGE

6.1 m x 5.4 m
With vehicular access from the adjoining lane over which the owners have a right of access.

With double roller doors, door to house, fitted units and housing the oil fired boiler.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Rateable Value	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired	£4,550 as assessed 1st April 2023**	CFWN	Available*	D	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>

** Balorrin is currently business rated as a self-catering unit.

DIRECTIONS

Exact grid location – What3Words - [///pavilions.lunching.fixture](https://www.what3words.com/pavilions.lunching.fixture)

MOVEABLES

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

IMPORTANT NOTES

As part of the integration to renewable energy use, SSEN are in the consultation period for the upgrade of the Spittal – Loch Buidhe – Beaully pylon line. The preferred route has been identified but not yet consented <https://www.ssen-transmission.co.uk/projects/project-map/spittal--loch-buidhe--beaully-400kv-connection/> Further information on this is available on request.

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

IV6 7XA

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

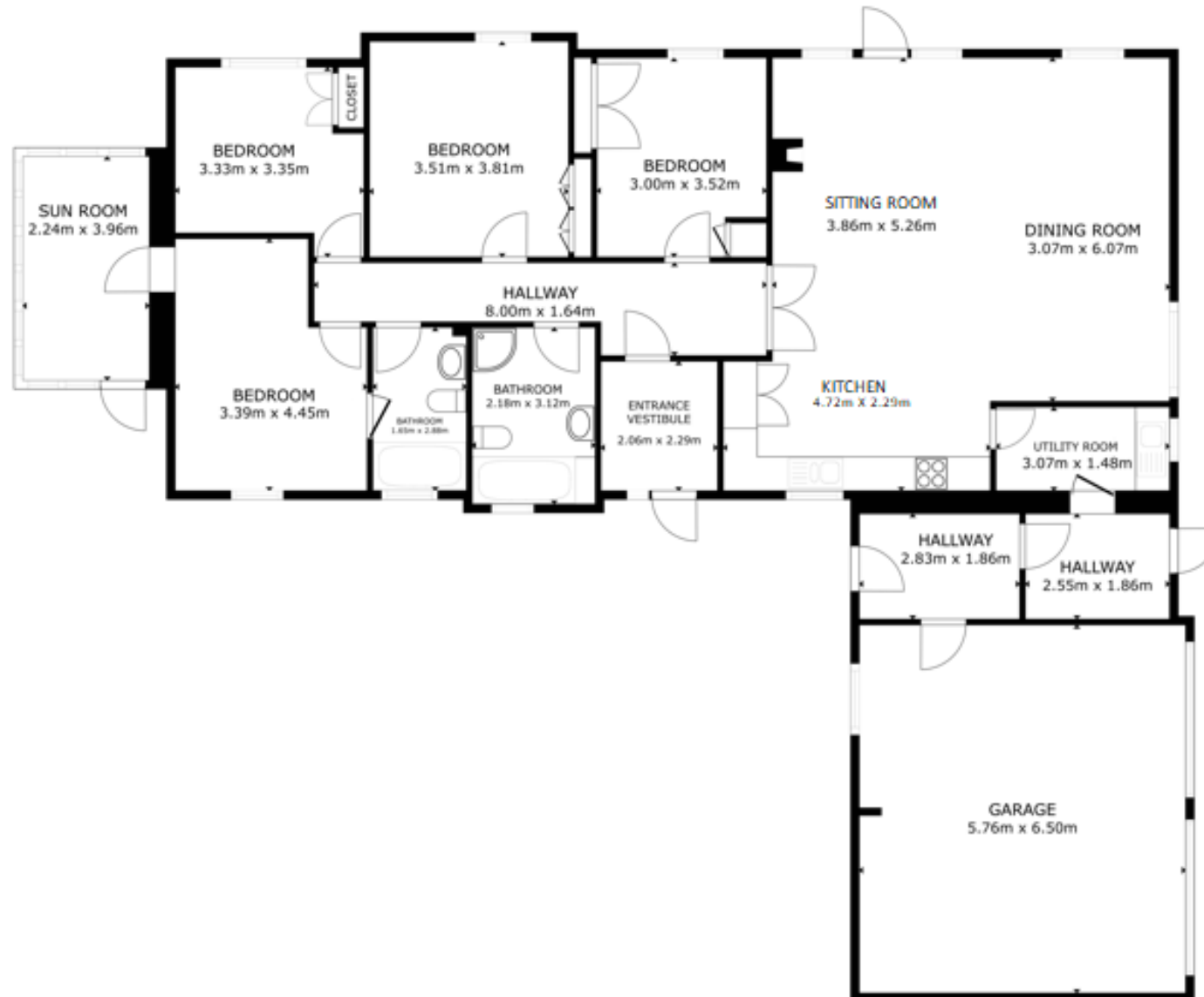
Failure to provide required identification may result in an offer not being considered.

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 May 2025.



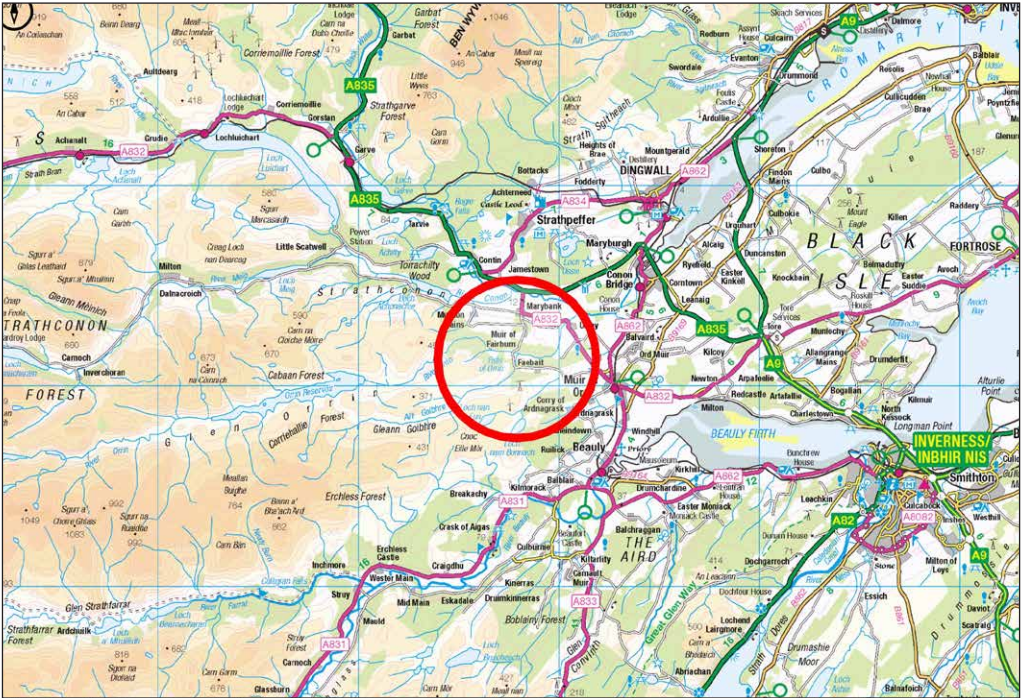
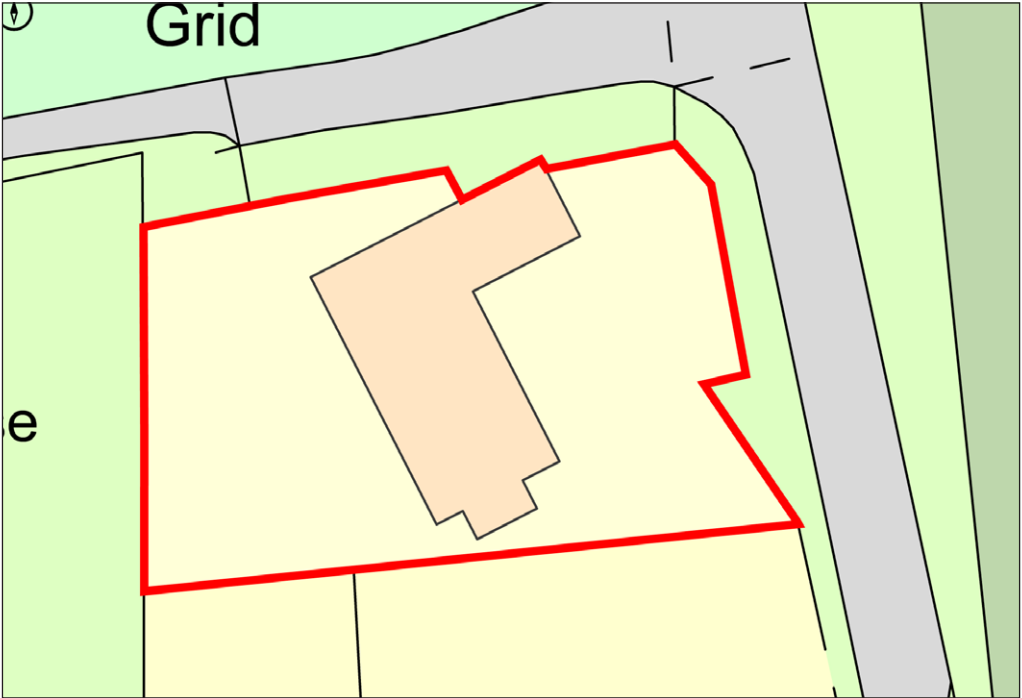
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 158.9 m²
EXCLUDED AREAS : GARAGE 37.5 m²
TOTAL : 158.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith



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