



Galbraith

CEOL NA MARA
ALLANFEARN, INVERNESS



CEOL NA MARA, ALLANFEARN, INVERNESS

A beautifully presented house on the shores of the Moray Firth

Inverness City Centre 4 miles ■ Inverness Airport 5 miles

Acreage 0.9 acres (0.36 hectares)

Offers Over £625,000

- 2 reception rooms. 5 bedrooms
- Bright and spacious accommodation.
- Generously sized garden with timber deck and patio.
- Income generating solar panels.
- Panoramic views over the Moray Firth to the Black Isle.
- Within easy reach of Inverness and the airport.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Ceol Na Mara is a beautifully appointed contemporary house in a stunning waterside location within very easy reach of Inverness. The property forms one of a small cluster of houses lying close to the Moray Firth and off a quiet single track road leading to the 18th century fishing hamlet of Alturlie. Although just a short drive from Inverness, Ceol Na Mara is in a peaceful rural setting with stunning views across the Moray Firth to the Black Isle and towards Inverness and the mountains beyond.

Inverness is a thriving and expanding city, its prosperity reflected in its amenities including excellent restaurants, good shopping, recreational facilities and University, while the strong, traditional Highland culture blends happily with modern theatre and the arts. Inverness has good communications with a main line railway station in the city and the airport with its regular flights to the south and Europe.

DESCRIPTION

Ceol Na Mara provides bright and spacious accommodation over two storeys and is constructed of rendered block under a pitched tile roof. The house has a light and welcoming atmosphere and is very well presented throughout. The sitting room, kitchen and two of the ground floor bedrooms really make the most of the wonderful views with large windows and glazed doors leading out to the decking and garden. Whilst the sitting room and kitchen are particularly generously sized all of the rooms are well proportioned. The sitting room also benefits from a wood burning stove. The galleried landing on the first floor is a flexible space which could be used as a study or a seating area. Off this are two bedrooms, one with an en suite shower room and the other with an en suite bathroom and dressing room. The house has oil central heating, mains water, private drainage and solar PV panels, which generate an annual income.

ACCOMMODATION

Ground floor – Vestibule. Hallway. Sitting/Dining Room. Dining Kitchen. Utility Room. Cloakroom. W.C. Linen Cupboard. Bedroom with En Suite Shower Room. Snug/Bedroom. Craft Room/Bedroom.

First floor – Galleried Landing with Study/Sitting Room. Master Bedroom Suite with Bathroom and Dressing Room. Bedroom with En Suite Shower Room.

GARDEN

Outside, the beautifully maintained garden extends to about 0.9 acres and includes a large area of lawn and a wildflower area with fruit trees. A timber deck runs the length of the rear of the house and is a delightful place to sit and enjoy the spectacular view. A sheltered flagstone patio to the front of the house is a further charming seating area. A number of timber sheds provide useful storage space and there is ample space for parking for a number of vehicles on the tarmacked driveway to the front of the house.







SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband*	Mobile
Mains	Mains	Private	Freehold	Oil	Band G	C73	FTTP	YES

*Fibre To The Premises

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

DIRECTIONS

From Inverness take the A96 signposted to Nairn and Aberdeen. Proceed through two roundabouts following the A96 and then turn left at the sign to Alturlie Point. As you approach the shoreline, turn right and then take the first right, turning right again into the Ceol Na Mara driveway.

POST CODE

IV2 7HY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: decisive.looks.owned

SOLICITORS

South Forrest

LOCAL AUTHORITY

Highland Council

FIXTURES AND FITTINGS

White goods (except the microwave), fitted carpets, curtains and blinds are included in the sale. No other items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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 May 2025.





Caol na Mara,
Allanfearn,
Inverness,
IV2 7HY



GROSS INTERNAL AREA
TOTAL: 220 m²/2,371 sq.ft
GROUND FLOOR: 144 m²/1,552 sq.ft, FIRST FLOOR: 76 m²/819 sq.ft
EXCLUDED AREAS: PORCH: 2 m²/22 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





Galbraith



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