

BIRCHWOOD

LOCH FLEMINGTON, INVERNESS, HIGHLAND



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**An impressive house in a desirable setting near Loch
Flemington**

Cawdor 3.5 miles ■ Nairn 5.5 miles

Inverness 11.5 miles ■ Inverness Airport 5 miles

Acreage 2.40 acres (0.97 hectares)

Offers Over £550,000

- 2 reception rooms. 4 bedrooms
- Bright, spacious accommodation
- Solar panels and ground source heat pump
- Extensive grounds with pond and amenity woodland
- Wonderful views over countryside and the Moray Firth
- Integral garage

Galbraith

Inverness
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SITUATION

Birchwood is an impressive, detached house located in a stunning, semi-rural setting to the north-west of the charming village of Cawdor and about five and a half miles south-west of Nairn. A primary school, village shop and a restaurant can be found in Cawdor while Nairn offers a full range of small-town amenities. The surrounding area is unspoilt and varied from beaches and harbours to woodland and dramatic mountain ranges. Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. The city has good communications by both road and rail and the airport offers regular flights to the south and Europe.

DESCRIPTION

Nestled in a peaceful yet easily accessible position, Birchwood enjoys a wonderful outlook across countryside, the Moray Firth, Black Isle and on to Ben Wyvis. The house is well presented and large windows ensure it is flooded with natural light. The spacious dining kitchen has French doors leading out to a Portico whilst the first floor sitting room is a particularly generously sized and impressive room with floor to ceiling windows making the most of the wonderful views across the Moray Firth; it also benefits from a wood burning stove with a marble surround. All of the rooms are well proportioned, three of the bedrooms are en suite whilst the master bedroom also has a dressing area. The house is heated using a ground source heat pump and has underfloor heating throughout the ground floor and radiators on the first floor. It is double glazed, has mains water and private drainage. There are also solar panels which generate an annual income.

ACCOMMODATION

Ground Floor:
Entrance Hall. Dining Kitchen. Sun Room. Utility Room. Double Bedroom with Jack and Jill Bathroom. W.C. Cloakroom. Integral Garage.

First Floor:
Landing. Sitting Room. Master Bedroom with Dressing Room and En Suite Bathroom. Double Bedroom with En Suite Shower Room. Study/4th Bedroom.

GARDEN

Outside, the grounds extend to approximately 2.40 acres and include amenity woodland, a garden area, pond and spacious gravelled parking area. The decking to the side and rear of the house provides a wonderful place to sit and enjoy the view over the pond and the countryside beyond. The integral garage provides excellent storage space.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Private	Freehold	Ground Source Heat Pump	Band G	Band B 86	Available*	YES

*The current owner uses Starlink Broadband for optimal speed and reliability.

FLOOD RISK

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

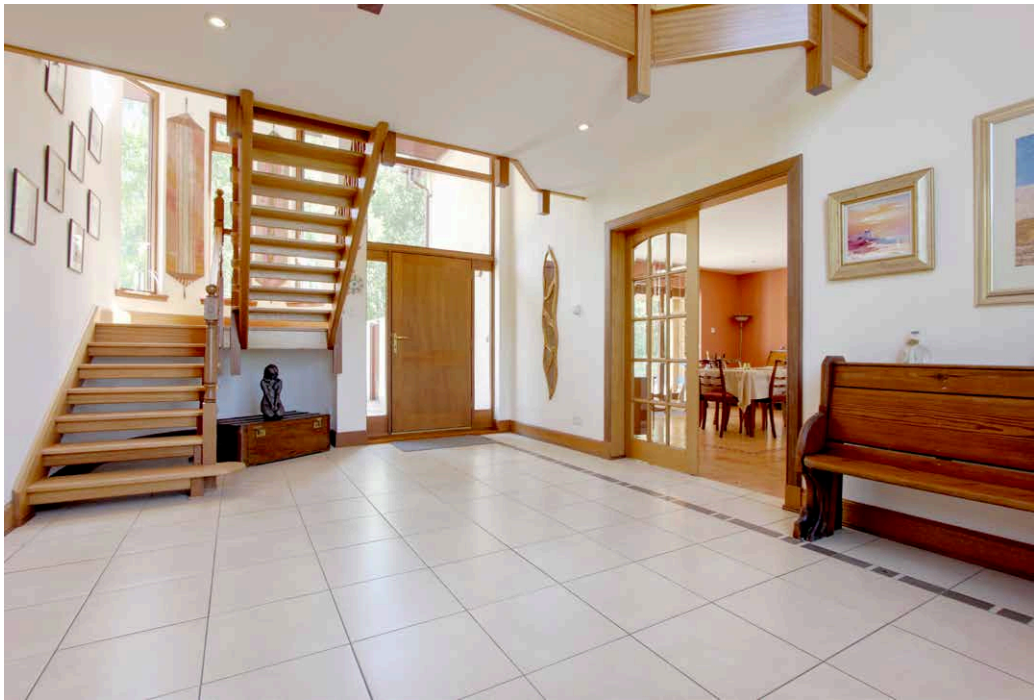
ACCESS

Birchwood is accessed via a private tarred driveway over which the property will have a Right of access.

DIRECTIONS

From the A96, between Inverness and Nairn turn onto the B9090. In Clephanton turn left onto the B9091. After about a mile turn left onto an unnamed road. Take the first left onto a private track, Birchwood is the third and last house along the track (see site and location plans for details).







POST CODE
IV2 7QR

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: overdrive.amazed.warmers

SOLICITORS

Wright, Johnston & Mackenzie LLP, Inverness

LOCAL AUTHORITY

Highland Council

FIXTURES AND FITTINGS

No 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.

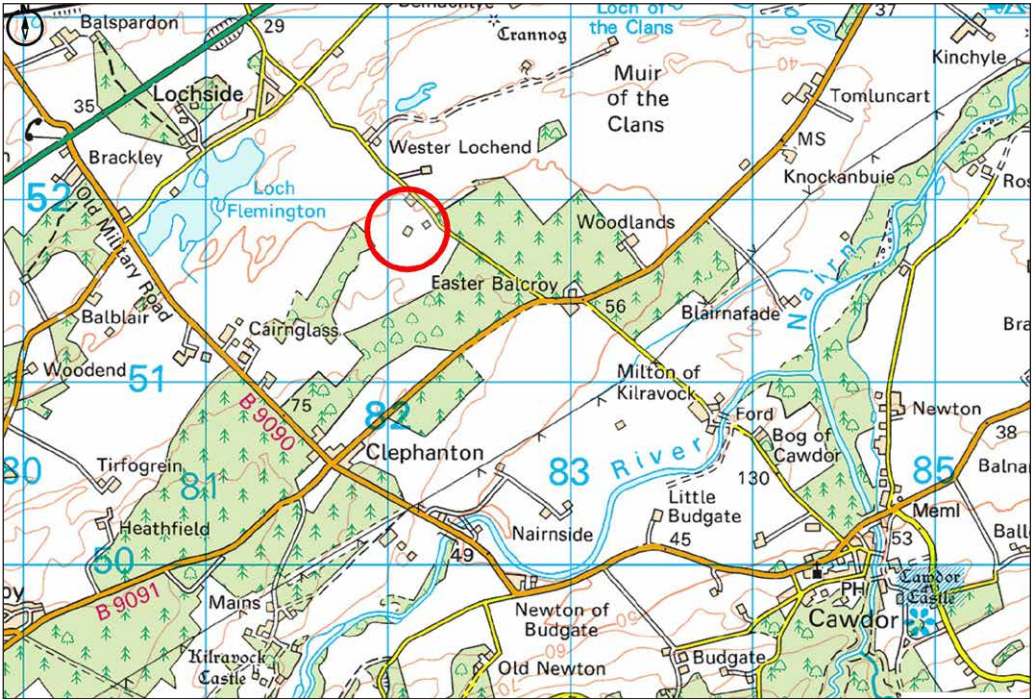
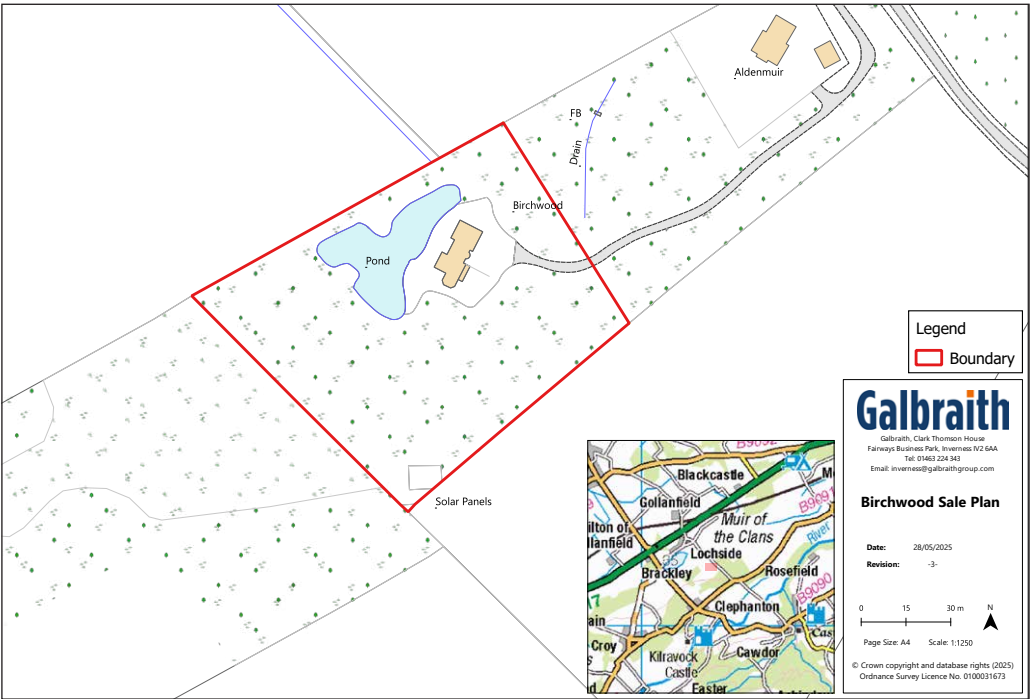
HEALTH & SAFETY

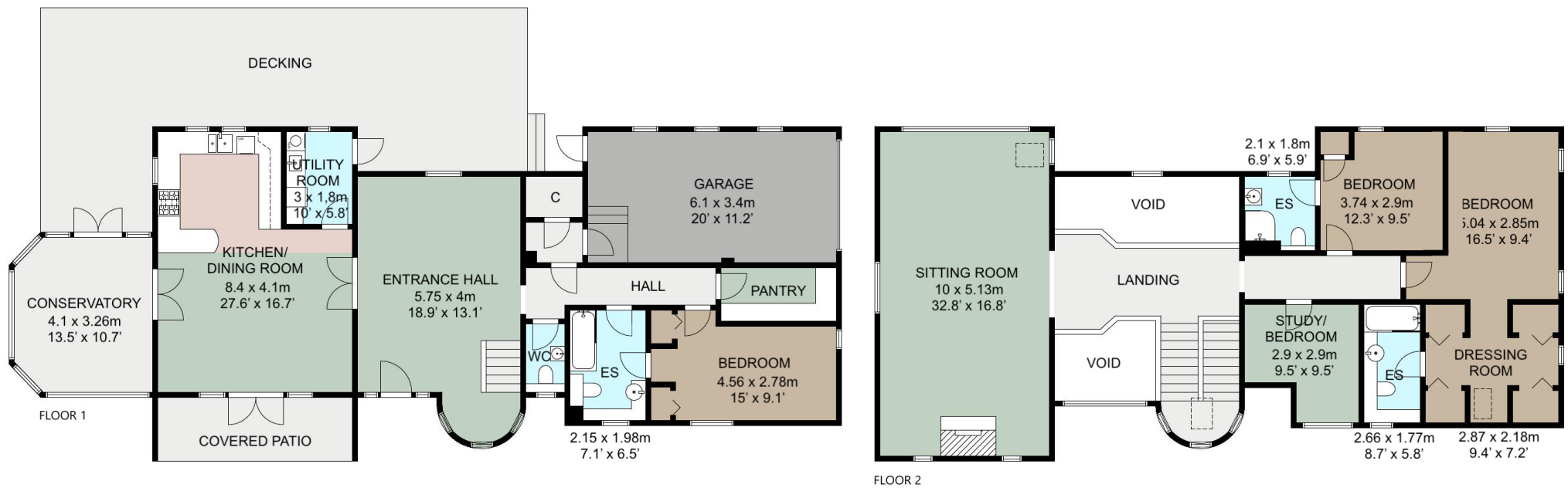
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

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







Birchwood, Newlands of Clans, Loch Flemington, IV2 7QR

Illustration for identification purposes, actual dimensions may differ. Not to scale.



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