

1 Golf Course Road

Fortrose



Galbraith



A stunning contemporary house overlooking Fortrose Golf Course.



Inverness 14 miles. | Airport 21 miles.
(All distances are approximate)

Two Reception Rooms. Four Bedrooms.
Beautifully appointed interior.
Highly energy efficient with air source heat pump and solar gain.
Integral double garage with attic games room.
Easily managed grounds with sitting areas.
Spectacular views across the golf course to the Moray Firth.

Approximately 0.18 hectares (0.44 acres) in all.

Offers over £700,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com



Situation

No 1 Golf Course Road is one of four exclusive, modern houses on the edge of Fortrose. The house is in an exceptional setting with uninterrupted views across the golf course, the Moray Firth and to the Moray Coast.

Fortrose grew up around its cathedral and this is reflected in its fine architecture and layout. Today it is a thriving village popular for its beautiful coastal location, unspoilt centre and easy access to Inverness. Many families relocate here, attracted by its strong community and excellent secondary school with a reputation of high achievement and traditional standards. The village is well served with a number of independent shops, hotels and restaurants as well as its yacht club and harbour and golf club on Chanonry Ness, a spit of land extending into the Moray Firth and from where the Moray Firth bottle nose dolphins can most often be seen. Inverness, about a twenty minute drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

The Black Isle has fertile rolling countryside with a beautiful coastline of raised beaches and prominent headlands. Further afield, the countryside of the Scottish Highlands is varied, from the farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife, as well as a wide range of rural leisure and sporting opportunities including skiing and adventure sports in the Cairngorms National Park.





Description

Built to the sellers' own design and completed in 2023, the house has been finished to an exceptionally high standard with beautifully appointed, energy efficient accommodation where the understated interior design and well-proportioned rooms allow the space to flow and create a sense of calm.

The highest quality materials, finishes and fittings have been incorporated throughout and attention to detail in all respects has created an exceptional house, using the best of contemporary design. Extensive use of glass and carefully positioned window openings fill the house with natural light, while running costs are minimised with an air source heat pump, ground floor under floor heating, high levels of insulation, and top quality double glazing.

Accommodation

Ground Floor – Reception Hall. Dining Kitchen with Family Area. Bedroom with en suite Shower Room. Utility Room and Pantry. WC.

First Floor – Open plan Sitting Room. Master Bedroom with Dressing Room and en suite Bathroom. Bedroom with Dressing Room and en suite Bathroom. Bedroom 4/TV Room.

Garden Grounds

The property is approached from the public road onto a private road, of which is shared by 4 people, leading to the entrance to the property and a block paved driveway.

The grounds extend to approximately 0.44 acres. The gardens are laid mainly to grass, edged by raised herbaceous and mixed beds, and with sheltered flagstone sitting areas.

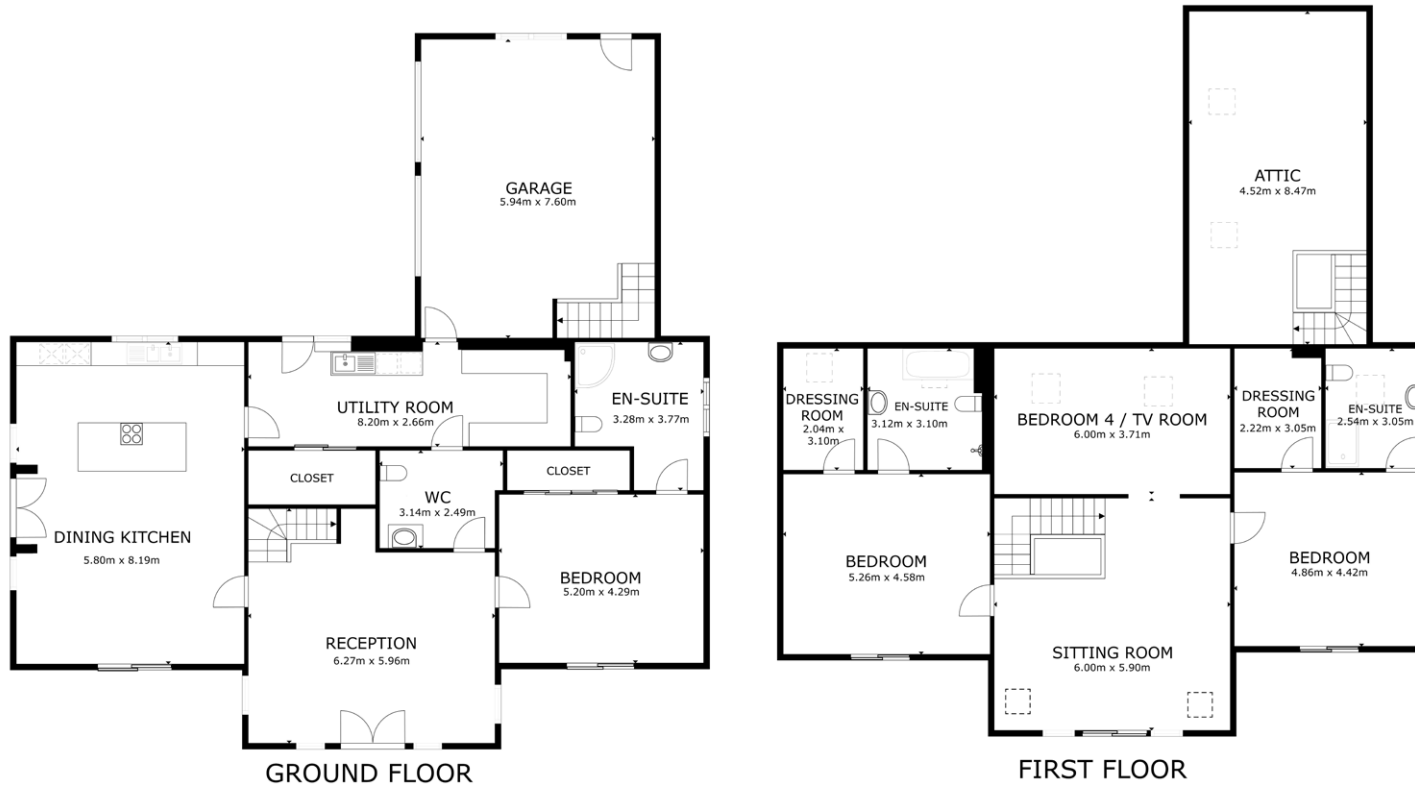
Outbuilding

Integral to the house is a fully lined, double garage with first floor games room/storage.





1, GOLF COURSE ROAD, FORTROSE IV10 8AJ



GROSS INTERNAL AREA
 FLOOR 1 156.1 m² FLOOR 2 176.2 m²
 EXCLUDED AREAS : GARAGE 45.1 m²
 TOTAL : 332.3 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 April 2026

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.



Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band G

EPC

Band B

Services

Mains Water | Mains Electricity | Mains Drainage | Air source heat pump. GF -Underfloor heating
| Broadband and Mobile coverage available*

*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>

Notes

The private access road is jointly owned by the houses in the development, along with a buffer zone between the private access and the public road. Maintenance for the road and buffer zone is shared equally by the owners.

Directions



blinking.fell.perfected



IV10 8AJ

Fixtures and Fittings

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

Viewings

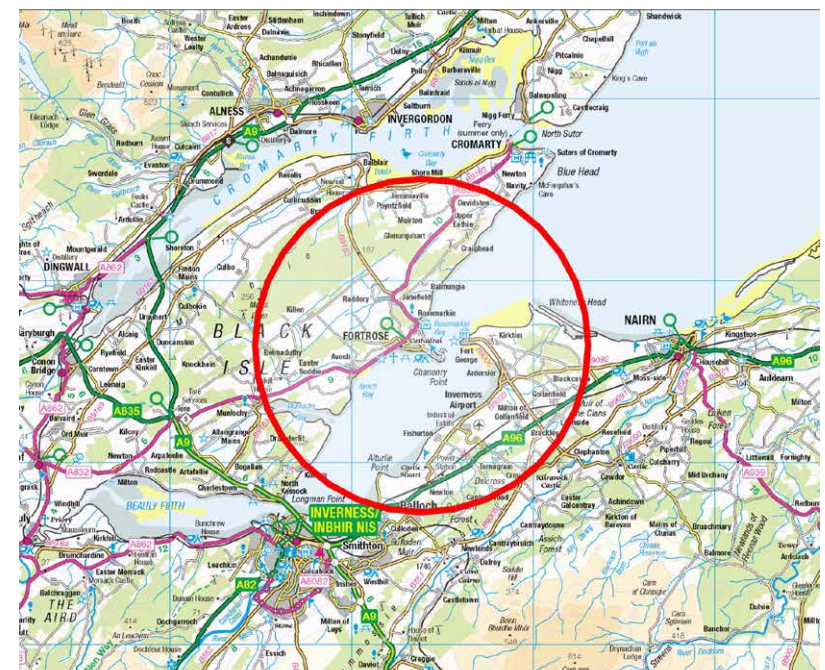
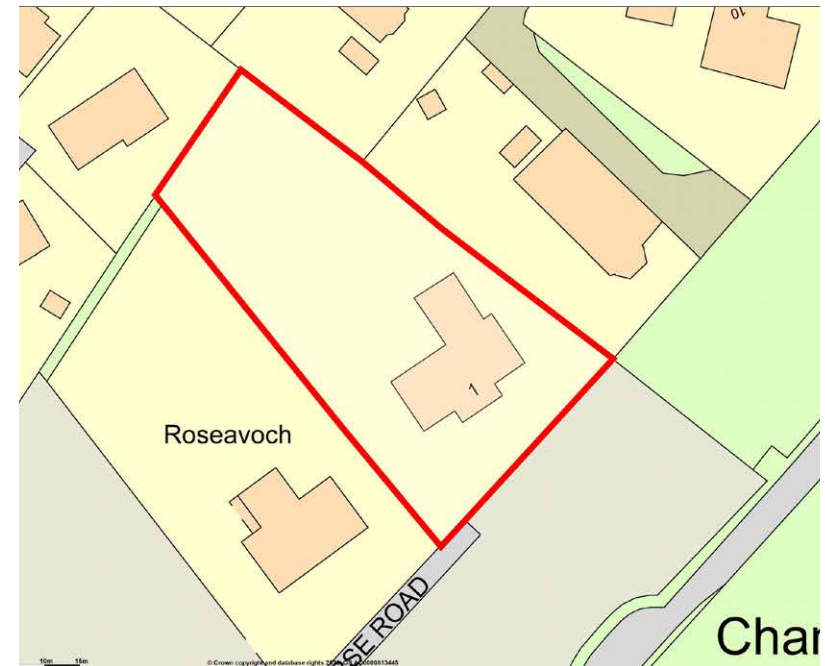
Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

Solicitors

R & R Urquhart, Nairn

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.





Galbraith