

Galbraith



OLD SCHOOLHOUSE

INVERMORISTON.



OLD SCHOOLHOUSE, INVERMORISTON.

A beautifully converted schoolhouse in a village location within the scenic Great Glen.

Fort Augustus 6 miles. ■ Inverness 40 miles.

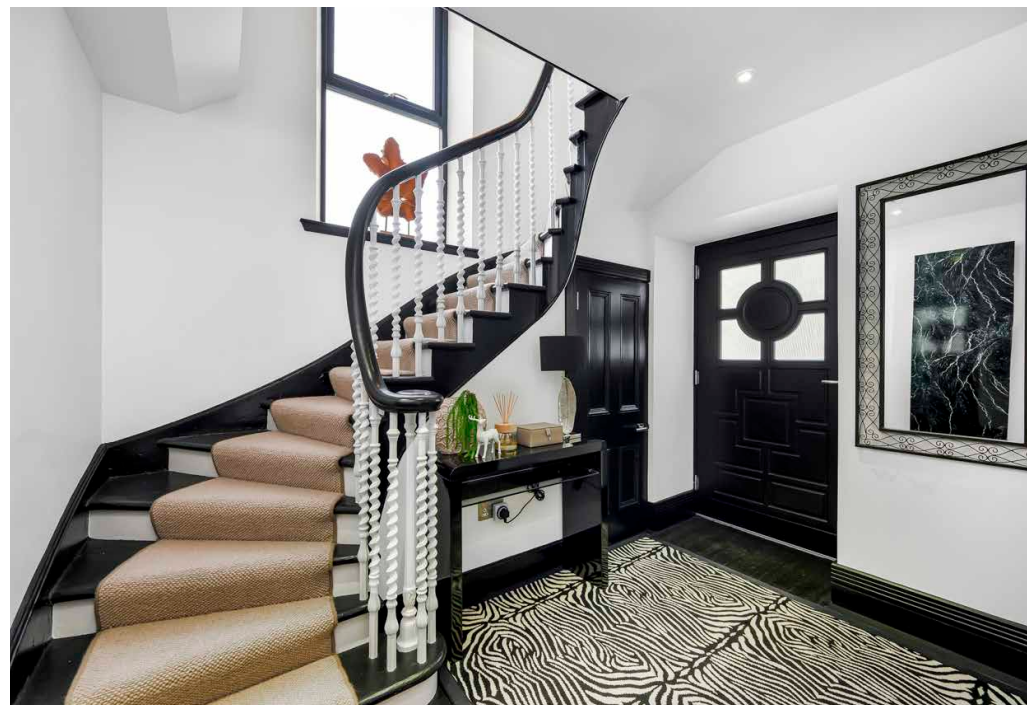
About 0.40 hectares (0.98 acres) in all.

Offers Over £695,000

- Open Plan Living Area. Three En-Suite Bedrooms.
- Stunning interior with bespoke finishes.
- Landscaped garden.
- Attached Garage.
- Countryside and river views.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Old Schoolhouse lies on the A887 in the small village of Invermoriston in the Great Glen. This area is famous for its breathtaking scenery, associations with Loch Ness and the Caledonian Canal, and its proximity to Inverness, Fort William and the Isle of 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. The property lies a short distance away from the junction of two of most of the attractive sections of the Great Glen Way. As well as the traditional rural sports of fishing, shooting and stalking, the Nevis Range Ski Centre near Fort William offers year-round activities. Nearby Fort Augustus has a good range of shops and amenities as well as schooling up to secondary level. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Old Schoolhouse, a handsome granite-built property which dates circa 1870 was purchased by the current owner in 2010 who carried out a complete renovation and extension in 2012. The 1950's canteen was remodelled and linked to the Schoolhouse in 2016/17 and is now zinc clad and houses the principal bedroom suite including a dressing room. The result is an impressive and visually striking house, a mix of the old and new with a contemporary interior, yet sympathetic to the buildings origins and with great attention to detail. The accommodation has bespoke fittings and furnishings of the highest quality, and the abundance of glazing produces a light filled interior and takes full advantage of the views over the garden, the Glen and the River Moriston.

ACCOMMODATION

Ground Floor - Entrance Hall. Snug/Office. Inner Hall. Open Plan Kitchen/Dining/Sitting Room with wood burning stove. Office. WC. Utility Room. Principal Bedroom with en-suite Bathroom and Dressing Room.
First Floor - Landing. Two Bedrooms both with en-suite Shower Rooms.

GARDEN GROUNDS

The garden which extends to approximately 1 acre, is mainly laid to lawn with a beautifully planted rockery and a retaining wall both constructed from granite repurposed from the original schoolhouse. A sheltered patio can be accessed via bi-fold doors from the open plan living area, and a gravel driveway provides off-street parking. Mature trees fringe the roadside and provide a degree of screening, including two Yew trees believed to be planted in 1902. Views of the Glen and the River Moriston can be enjoyed from the garden.

OUTBUILDINGS

Attached Garage
5.7m x 3.6m
With electric roller door, power and lighting.

There are two timber sheds and a brick-built log store within the curtilage.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Septic Tank	Oil Fired	Band E	Available*	Available*	Band 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>

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/beanbag.universes.fittingly>

MOVEABLES

All blinds and curtains are included in the sale. Further items may be available by separate



negotiation.

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 7YA

SOLICITORS

Thorntons Solicitors
Kintail House
Beechwood Park
Sir Walter Scott Drive
Inverness
IV2 3BW

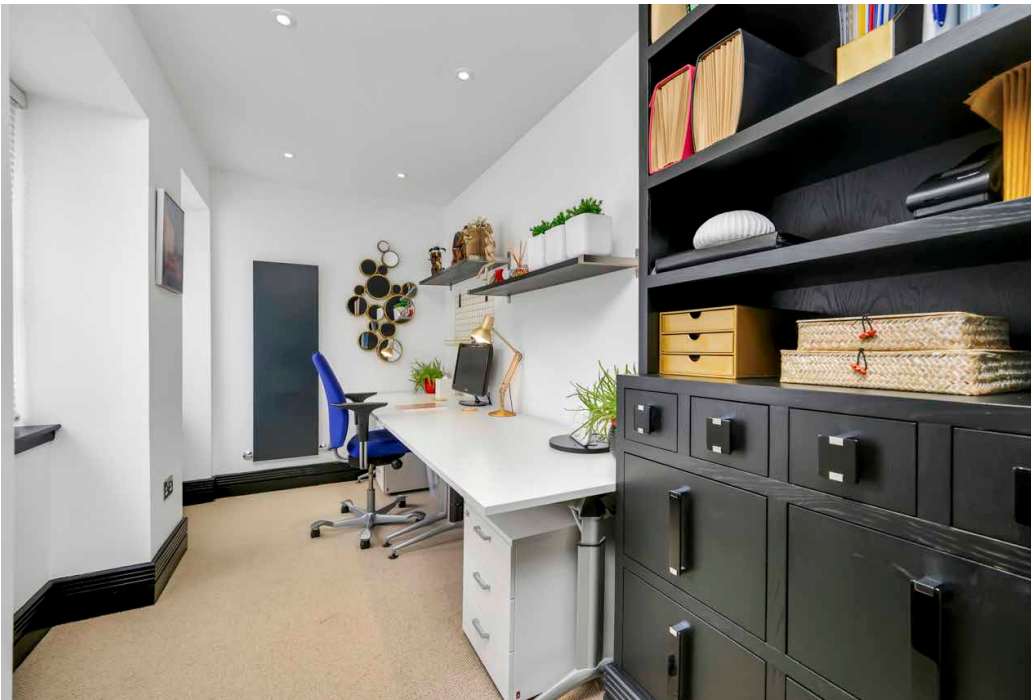
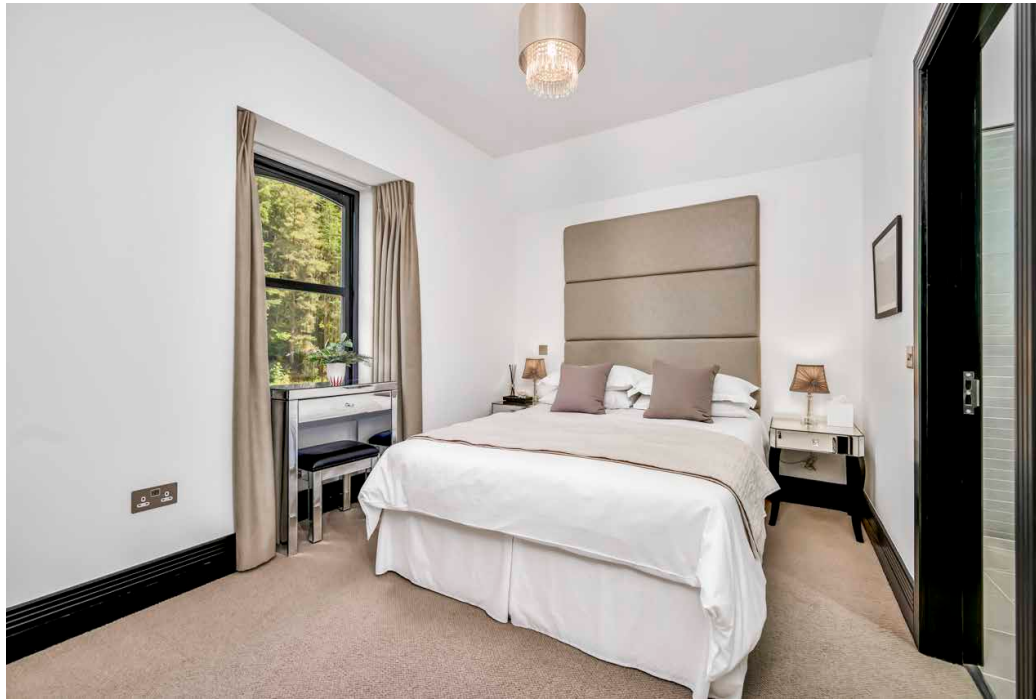
ANTI MONEY LAUNDERING (AML) REGULATIONS

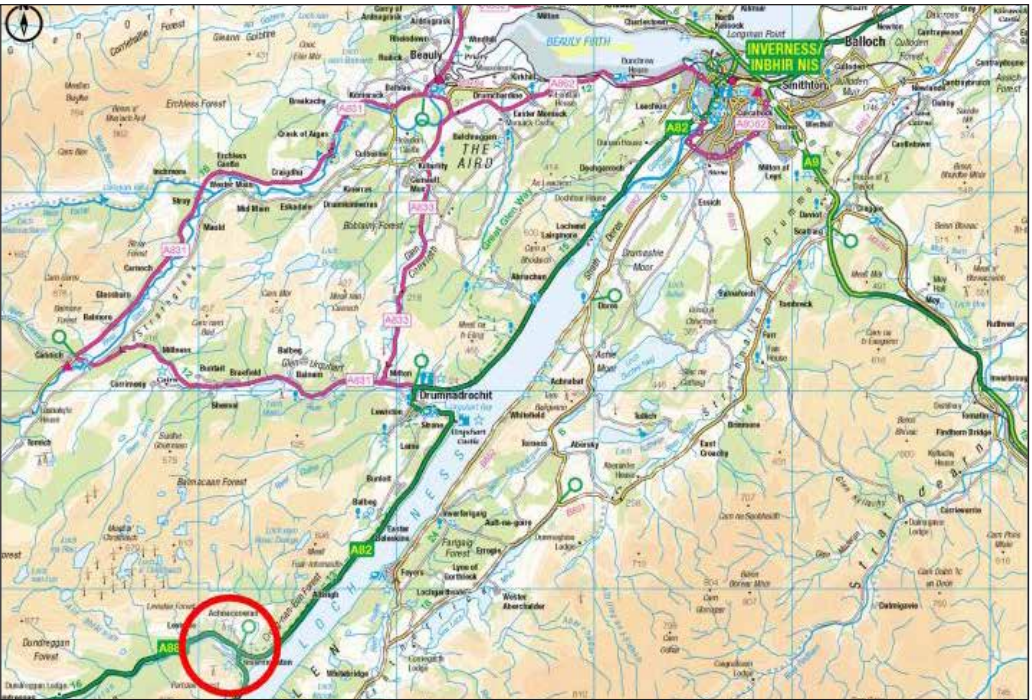
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

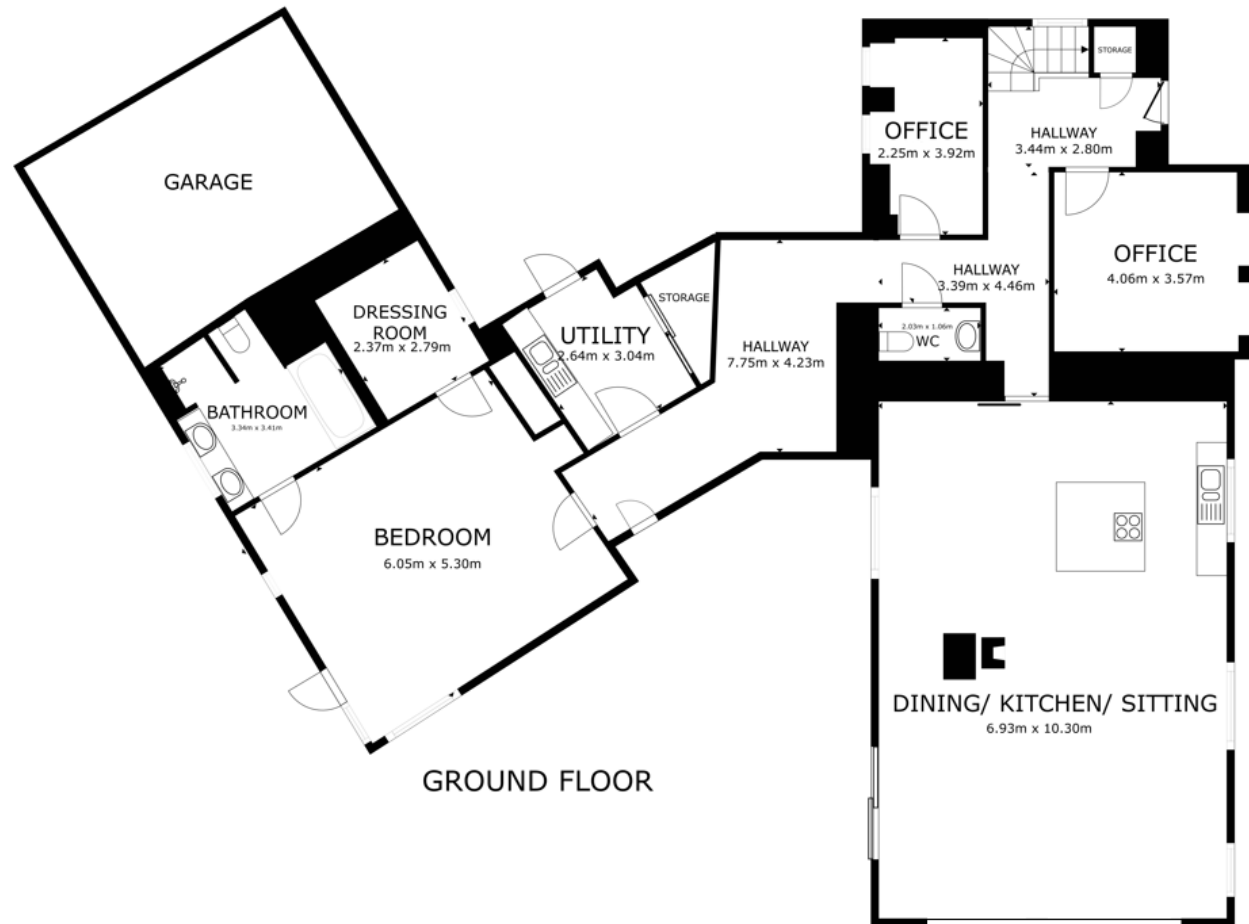




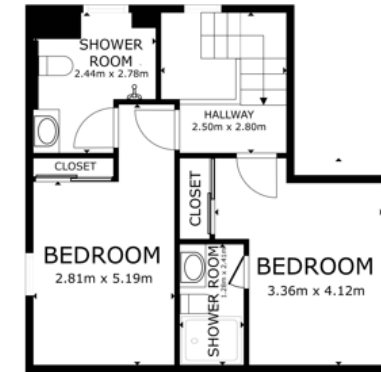




OLD SCHOOL HOUSE, INVERMORISTON IV63 7YA



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 202.6 m² FLOOR 2 42.4 m²
TOTAL : 245.0 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 June 2025.



Galbraith



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