



## Tigh-Na-Roinn

Invermoriston, Inverness-shire

**Galbraith**

# An outstanding property on the shores of Loch Ness.



Invermoriston 2 miles. Fort Augustus 5 miles. Inverness 27 miles



 3  2  3

Recently modernised house.

High quality outbuildings including garaging, studio and boat house.

Stunning grounds with woodland, beaches, waterfall and sheltered bays.

Extensive loch frontage.

Spectacular and dramatic loch and mountain views.

About 2.34 hectares (5.78 acres) in all.

**Offers Over £750,000**

## SITUATION

Tigh-Na-Roinn lies on the western shores of Loch Ness close to the village of Invermoriston in Inverness-shire. The house is in an outstanding setting on the shores of the loch with unrivalled views to the lower slopes of the Monadhliath mountains across the water and northwards towards Drumadrochit.

Tigh Na Roinn lies in the Great Glen, famous for its breathtaking scenery, associations with Loch Ness and the Caledonian Canal, and its proximity to Inverness, Fort William and 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. As well as the traditional rural sports of fishing, shooting and stalking, the Nevis Range Ski Centre near Fort William offers year-round activities. There are many way-marked walks and cycle trails in the area including the Great Glen Way. The shingle beaches and natural harbour at Tigh-Na-Roinn are ideal for launching boats and wild swimming, while there is a network of paths through the woodland where there are regular sightings of native wildlife including red squirrels and otters.

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

The current owners purchased the Tigh-Na-Roinn in 2014 and have fully renovated both the house and grounds to create an outstanding waterside property. The house interior has been reconfigured and extended into the first floor to provide a spacious and well laid out living space which takes advantage of the stunning loch views. The semi open plan design with glass panelled doors, allows the accommodation to flow and fills the house with beautiful waterside light. The galleried first floor is used as a sitting room and study but has the potential for conversion to separate rooms, subject to the necessary consents.

## ACCOMMODATION

Ground Floor – Entrance Hall. Sitting Room. Library/Snug/Bedroom 4. Open plan Dining Kitchen and Dining Room. Master Bedroom. Two further Bedrooms. Two Shower Rooms. Utility Room. Boot Room.

First Floor – Open plan Sitting Room and Study.

## GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a drive leading to a parking area at the rear of the house. The delightful grounds at Tigh-Na-Roinn extend to approximately 5.78 acres and have been sensitively cleared and the woodland thinned to create outstanding amenity as well as to promote biodiversity. There are formal gardens around the house with a terrace, decked sitting areas, glass atrium and a well-stocked herbaceous border. From here, inviting paths meander through the wooded grounds leading to hidden viewpoints and sitting areas each with a different and breathtaking view across the loch. There is a sheltered shingle beach below the house, while to the north is a beautiful water garden with waterfall and bridges and beyond this is a further shingle beach with an old jetty, boat launching rails and a boat house.





#### **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 26/02/2025.

#### **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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

# Plans

Total Area: 260m<sup>2</sup>

## TIGH-NA-ROINN, INVERMORISTON, IV63 7YE



GROSS INTERNAL AREA  
FLOOR 1: 208 m<sup>2</sup>, FLOOR 2: 52 m<sup>2</sup>  
TOTAL: 260 m<sup>2</sup>  
EXCLUDED AREA: GARAGE: 32 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Viewings

Strictly by appointment with Galbraith Inverness Tel: 01463 224343 Email: inverness@galbraithgroup.com

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## Listing

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## Tenure

Freehold

## Local Authority

Highland Council

## Council Tax

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## EPC

N/A

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## Services

### Water

Private

### Electricity

Mains

### Drainage

Private

### Central Heating

Oil fired

### Internet

Available

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## Additional Information

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



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