



LARACHAN  
KIRKHILL.







## LARACHAN, KIRKHILL.

A beautifully presented three bedroom detached bungalow within commuting distance of Inverness.

Inverness 8 miles. ■ Beauly 4 miles.

- Open Plan Living Area. Three Bedrooms.
- Recently refurbished to a high standard.
- Integral garage with conversion potential.
- Easily maintained garden.
- Garden Room/ Home Office.
- Within easy reach of Inverness.

About 0.14 hectares (0.35 acres) in all.

Offers Over £450,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 OnTheMarket







**SITUATION**

Larachan is situated on the periphery of the village of Kirkhill within commuting distance of Inverness. The village has an active community centre, a primary school with nursery and a free bus service runs to secondary schooling in Inverness. Beauly approximately 4 miles away, has a range of further amenities including a railway station, shops, cafes and restaurants and two doctors surgeries. The surrounding countryside is peaceful and unspoilt, popular with those who enjoy outdoor pursuits such as hill walking, cycling and fishing, with salmon fishing available on the River Beauly. The National Nature Reserves of Glen Affric, and Strathfarrar are just a short distance away and the west coast with its excellent sailing and beaches is within easy reach. Inverness, about eight miles away, has all the facilities of a modern city including its airport with regular flights to the south.

**DESCRIPTION**

Larachan is a detached bungalow which since October 2021 has undergone reconfiguration and has upgraded to high standard by the current owner to produce a contemporary and light filled interior, thoughtfully designed with accessibility in mind. Improvements have included the widening of the hallway, the formation of three bedrooms all with en suite facilities, and a dressing room off the principal bedroom. A useful utility room has been formed off the open plan kitchen/dining room and the property has been and has been tastefully redecorated throughout. Larachan has also been re-wired, the loft insulation increased and a new hot water tank installed.

**ACCOMMODATION**

Hallway. Open Plan Kitchen/Dining Room/Sitting Room with wood burning stove. Pantry. Utility Room. Bedroom with En Suite Wet Room. Bedroom with En Suite Bathroom. Principle Bedroom with En Suite Shower Room and Dressing Room.

**GARDEN GROUNDS**

The security gated garden grounds extend to approximately 0.35 acres with the front garden being mainly laid to grass with a gravel parking area. There is an area of patio adjacent to the property, accessible from the open plan sitting room. As part of the improvements the rear garden was fenced,

a timber garden room/home office with wood burning stove sited and a covered entertaining area with Grise outdoor fireplace and BBQ added to a large deck.

**OUTBUILDINGS**

**Garage**

**6.49m x 5.39m**

Integral to the house and with roller door, power and lighting. Holding potential for conversion into further living accommodation subject to gaining the relevant permissions.

**Garden Room/ Home Office**

**2.66m x 3.43m**

Timber built with double glazing, power, lighting and wood burning stove.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band F	Available *	Available*	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>

**PLANNING PERMISSION AND DEVELOPMENT PROPOSALS**

Planning permission has been granted reference 23/00998/FUL has been granted for six holiday cabins on land that lies south of Larachan. The site is screened by mature trees.

<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=RQQV42IHI BX00>







### DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/regress.thumps.sprinter>

### MOVEABLES

All carpets and fitted floor coverings 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

IV5 7PD

### SOLICITORS

Jameson & MacKay  
71 High Street  
Auchterarder  
PH3 1BN

### 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.





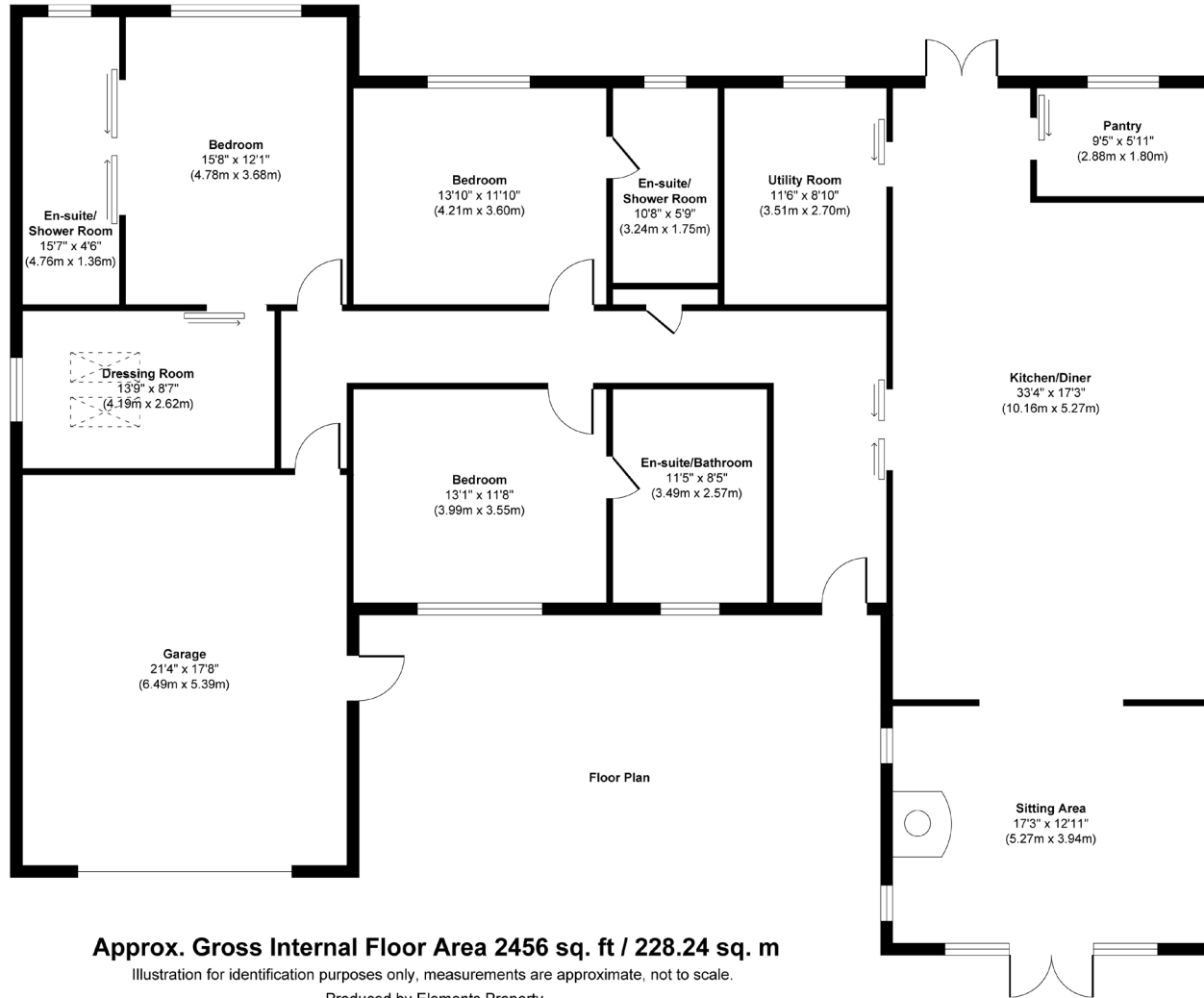








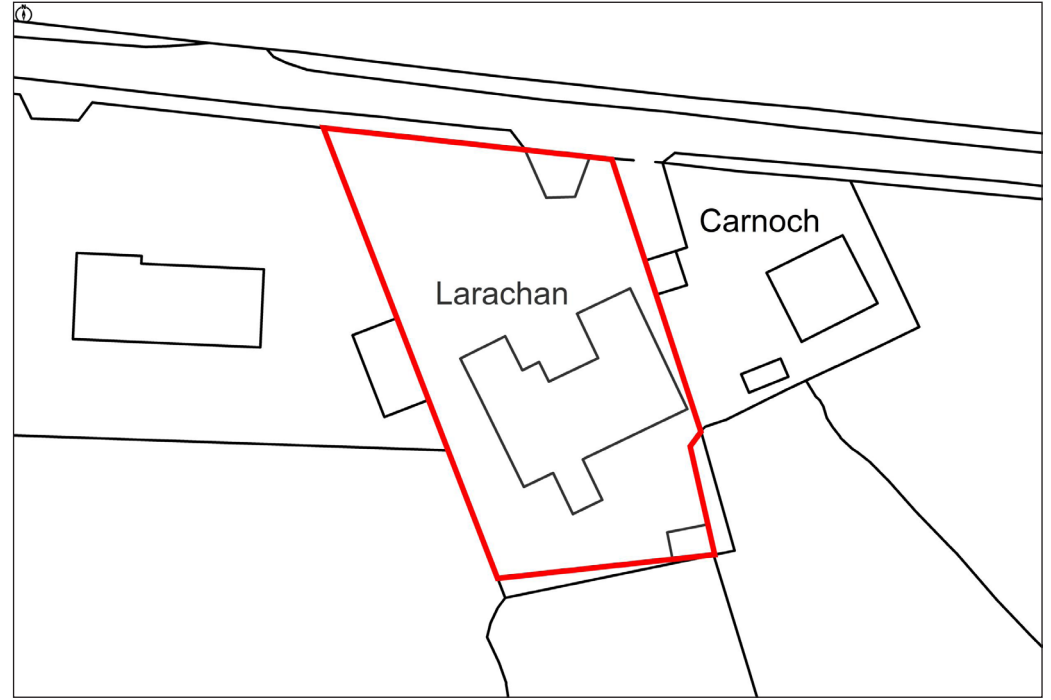
# Larachan, Kirkhill



## 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 2024.









**Galbraith**

  
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