



THE OLD MILL

1 MARINE TERRACE, ROSEMARKIE



THE OLD MILL, 1 MARINE TERRACE, ROSEMARKIE

A former mill in a coastal village location with panoramic sea views

Inverness 15 miles. ■ Airport 21 miles.

- Three Reception Rooms. Five Bedrooms.
- Wonderful beachside location.
- Generous established garden grounds.
- Off street parking for multiple vehicles.
- Far reaching views over the Moray Firth and beyond.
- Within commuting distance of Inverness.

About 0.49 hectares (1.2 acres) in all.

Offers Over £525,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Rosemarkie is a charming, traditional, former fishing village and is popular for its attractive coastal location and easy access to Inverness. The village has a local shop, pub and popular café as well as a long sandy beach and the Fairy Glen, a walk through beautiful woodland to waterfalls. Nearby Fortrose has further amenities including its harbour, yacht club, highly-regarded secondary school and golf course, while 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

The Old Mill is a former meal mill, one of two mills in Rosemarkie that was owned by George Sutherland the Provost of Fortrose in the late 19th century which was later turned into a laundry, laundering the uniforms used by the army at Fort George which were brought across by ferry

from Ardersier to Chanonry point. The Old Mill is not listed but does lie within the Rosemarkie conservation area and enjoys far reaching views over Rosemarkie beach, the Moray Firth to Fort George and the distant Moray coast. It has been under the ownership of the current resident and has been a family home since 1999 and although now requiring a degree of modernisation this sizeable property has comfortable and well-proportioned accommodation spread over two floors with loft space accessed via Ramsey ladder. The property has two internal staircases and the layout of the accommodation could lend to the property being sub-divided to form two dwellings subject to gaining the relevant permissions. All five bedrooms are located off the first floor landing, the principal bedroom with its en-suite shower room is also accessible by the way of a Stiltz through floor lift, rising from a room off the dining/kitchen. All the bedrooms and the three reception rooms enjoy sea views.

ACCOMMODATION

Ground Floor - Porch. Hall. Lounge with wood burning stove. Dining Office. Utility Room. Accessible Wet floor, W/C and shower room. Dining Kitchen. Family Room.

First Floor - Landing. Bedroom with en suite Shower Room. Four further Bedrooms. Bathroom.



GARDEN GROUNDS

The established garden extends to approximately 1.2 acres, approached by the public road with gated access to gravel driveway leading to a parking area to the rear of the property where there is an EV charging point. The rear garden which does have a gate onto Mill road is mainly laid to lawn, fringed with mature trees under planted with flowering bulbs. Colourful flowerbed borders stocked with a variety of shrubs and plants provide year round interest and there is a raised vegetable bed. The rear garden is enclosed by wood and wire fencing with the northern boundary being the centre line of the Rosemarkie burn. The garden to the front of The Old Mill is laid to grass and is traversed by the public footpath leading to Rosemarkie beach.

OUTBUILDINGS

Garage

5.54m x 3.64m

Timber built with concrete floor, power, lighting and lean-to log store.

There is a timber shed sited in the rear garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil	Band G	Available*	Available*	Band E	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/transcribes.lower.gown>

MOVEABLES

All carpets, fitted floor coverings, curtains and some white goods 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

IV10 8UL

SOLICITORS

Munro & Noble Solicitors
26 Church Street
Inverness
IV1 1HX

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.

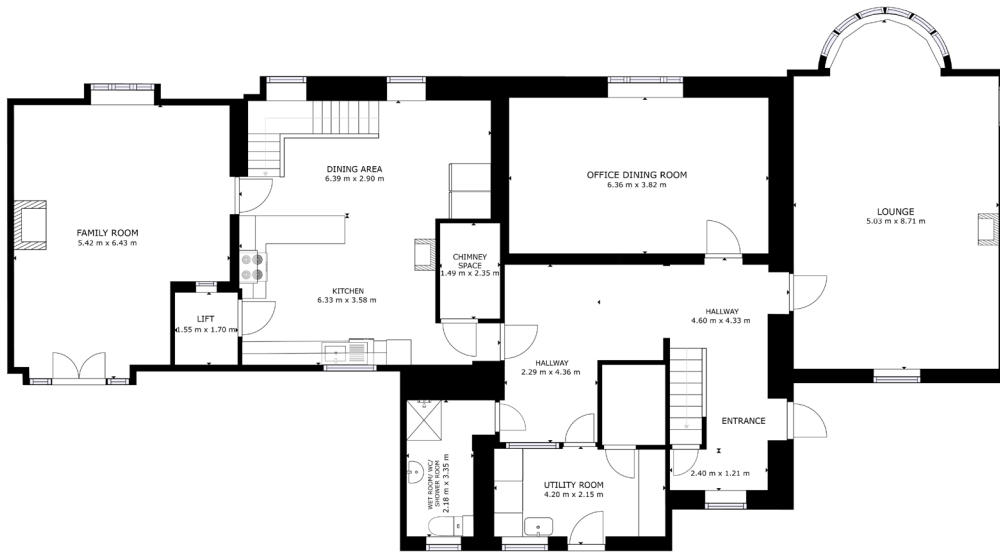
IMPORTANT NOTES

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 May 2024.

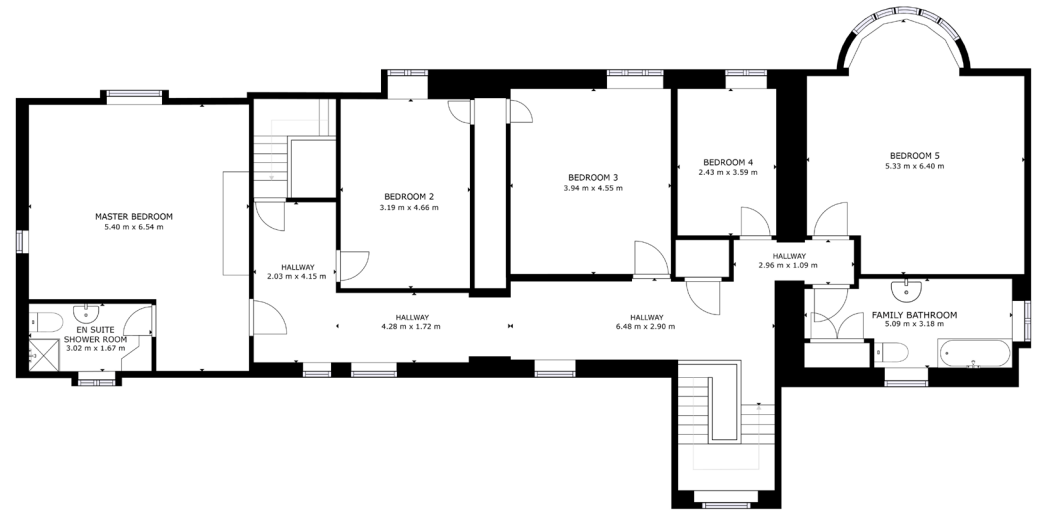




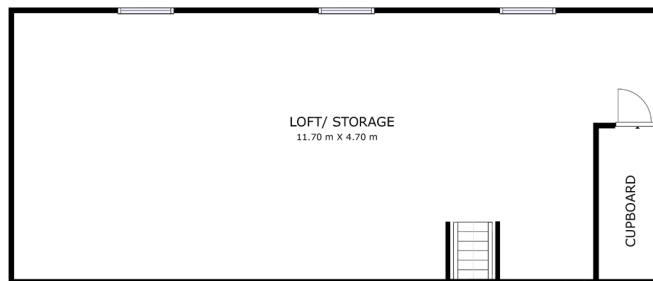
THE OLD MILL, 1 MARINE TERRACE, ROSEMARKIE IV10 8UL



GROUND FLOOR

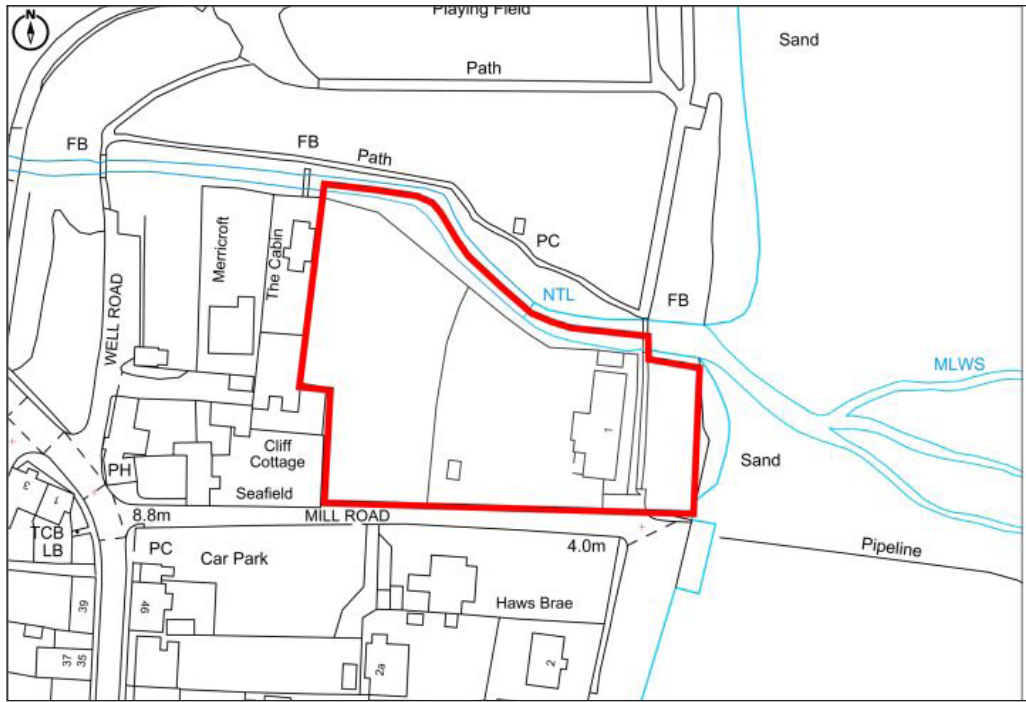


FIRST FLOOR



THIRD FLOOR

GROSS INTERNAL AREA
 FLOOR 1: 209.27 m², FLOOR 2: 182.94 m²
 TOTAL: 392.21 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE