



The Braes

Upper Myrtlefield, Inverness, IV2 5BX

Galbraith

A beautifully appointed house in a delightful, semi-rural setting.



City Centre 4 miles. Airport 8 miles.



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Annexe with conversion potential.
Automatic feed, wood pellet boiler.
Easily managed, wooded grounds.
Stunning views over the Moray Firth to the Black Isle.
Within easy reach of the city centre.
About 0.2 hectares (0.49 acres) in all.

Offers Over £600,000



SITUATION

The Braes is in the hamlet of Upper Myrtlefield close to Inverness. The property is in a delightful, secluded setting with spectacular views over the Moray Firth to the Black Isle. In its semi-rural location, with peaceful, single track road that meanders through a scattering of houses in mature woodland, The Braes enjoys the benefits of living in the countryside with much of the convenience of city life.

Inverness is a thriving and expanding city, its prosperity reflected in its amenities including excellent restaurants, good shopping, recreational facilities and University, while the strong, traditional Highland culture blends happily with modern theatre and the arts. Primary schooling is available at nearby Cradlehall School and secondary schooling at the highly regarded Culloden Academy. Inverness has good communications with a main line railway station in the city and the airport with its regular flights to the south and Europe.

The Moray coast is famous for its mild, dry climate and beautiful and varied countryside offering many opportunities for rural sport and recreation. Sailing on the Moray Firth is excellent and there is a marina at Inverness and harbours dotted along the coast. The area is also popular for its first-class golf courses and the venue for the Scottish Golf Open is at Castle Stuart just a few miles from The Braes. The Cairngorm National Park with the Cairngorm Ski and Activity Centre and The Lecht Ski Centre is less than an hour's drive away. Within 30 minutes you can access the beautiful sands of the East Nairn beach and the stunning West coast is just over an hour away.



DESCRIPTION

The Braes, which was built about 38 years ago to the sellers' own design, has beautifully presented and well-laid out single storey accommodation. The house has been very well maintained and recent improvements include the installation of a wood pellet boiler, upgrading the bathrooms and replacement of a conservatory with a stunning garden room, complete with underfloor heating through to the Dining Room and a wood burning stove, which takes advantage of the beautiful views and extends the sense of space into the landscape.

To the rear of the house is a separate annexe which is currently used as a Games Room/ Studio. The automatic-feed wood pellet boiler is housed in a Store Room within the annexe. The structural framework to link the house to the house has been included in the construction and plans exist to convert the outbuilding to a two bedroom annexe, subject to the necessary consents.

GARDEN GROUNDS

The property is approached from the single-track public road, a turning leading to a gated driveway and to a large parking area at the rear of the house. The delightful grounds extend to approximately 0.49 acres provide amenity and seclusion. The gardens are laid mainly to lawn with a flagstone terrace adjacent to the house and an area of mature woodland to the rear.

OUTBUILDINGS

GAMES ROOM/ STUDIO

7.8 m x 7.8 m (overall)

The potential exists for conversion, subject to the necessary consents, to a two bedroom annexe with structural framework in place to link to the main 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 03/03/2025.

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: 238.4m²



THE BRAES, UPPER MYRTLEFIELD, INVERNESS IV2 5BX

GROSS INTERNAL AREA
FLOOR PLAN 238.4 m²
TOTAL : 238.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Viewings

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

Listing

The Braes

Tenure

Freehold

Local Authority

Highland Council

Council Tax

G

EPC

D

Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Wood Pellet Boiler and electric underfloor heating in the dining room and garden room

Internet

Available

Additional Information

The sellers are building a house for themselves in the field below The Braes. Further information is available on request. All fitted carpets, curtains and light fittings are included in the sale. Further items including the chandelier, wine cooler cabinet, washing machine and TVs may be available by separate negotiation. The weather vane on the exterior of the Games Room/ Studio is excluded from the sale.



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