



BEECH LODGE
KNOCKBAIN, KIRKHILL.

Galbraith



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A delightful two bedroom dwelling with sea and mountain views.

Inverness 10 miles. ■ Beaulieu 5 miles.

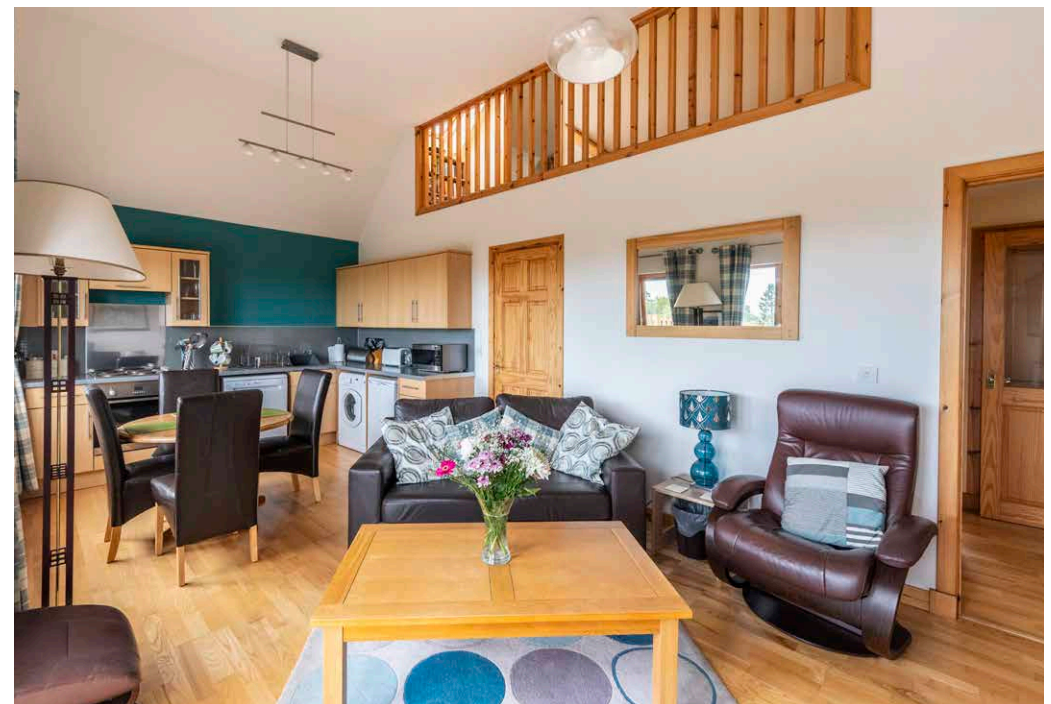
- One Reception Room. Two Bedrooms.
- Full planning permission and building warrant for an extension and detached garage.
- Easily managed garden with off street parking.
- Far reaching views to the Beaulieu Firth.
- Within easy reach of Inverness.

About 0.16 hectares (0.4 acres) in all.

Offers Over £230,000

Galbraith

Inverness
01343 546362
inverness@galbraithgroup.com





SITUATION

Knockbain is found in peaceful yet easily accessible location west of Inverness, close to the village of Kirkhill. Quiet single track roads around the house are ideal for cycling, while nearby there are countryside walks and forest trails. The village of Kirkhill has an active community centre, a primary school with nursery and a free bus service runs from Knockbain to secondary schooling in Inverness. Inverness has all the facilities of a modern city including its airport with regular flights to the south. Beauly about 5 miles away, has further amenities including a railway station, shops, cafes and restaurants and two doctors surgeries. 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.

DESCRIPTION

Beech Lodge, a charming, detached two bedroom dwelling was built by the current owners in 2010. The property is situated in an enviable location enjoying far reaching views over the surrounding countryside taking in Ben Wyvis, the Beauly Firth and beyond. With accommodation spread over two floors, Beech Lodge has ramped access with an en-suite bedroom being located on the ground floor along with a shower room and light filled open plan living area designed to take advantage of the views. Full planning permission was granted in June of 2022 for an extension to the lodge and for the build of a detached garage, with a building warrant being granted in June 2024. Details of the permission and the warrant can be found on the eplanning pages of the Highland Council website using the references 22/O2265/FUL and 24/O0386/DOM3. Groundwork for the build has been started by the sellers to a point where the area could be easily returned to garden by the purchaser should they not be minded to develop the property.

https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

ACCOMMODATION

Ground Floor - Entrance Vestibule. Hall. Open plan Sitting Room/Kitchen. Shower Room. Bedroom with En-suite Shower Room.
 First Floor - Landing. Bedroom.

GARDEN GROUNDS

The property is approached by the single track public road to a tarmac private track over which Beech Lodge and neighbouring properties have the right of access (please refer to additional information paragraph below) to gated access to the garden with a drive leading a hardcore area to the side of the property on which the proposed extension and garage could be sited and there is a tarmac parking area to the front. The garden, currently partially bounded, will be fully bounded by the seller with a combination of wooden post/wire and wooden fencing providing privacy and shelter. The ground to the rear of the property reflects the surrounding countryside, is sloped and enjoys elevated, far reaching views.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Septic Tank	Oil	TBC	Available*	Available*	Band C	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/admiringly.proposes.incensed>

MOVEABLES

All white goods, curtains, blinds and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.



ADDITIONAL INFORMATION

The property can only be used as a full time residence and cannot be used for holiday let/short term let purposes. A servitude right of access exists over the private track for residential and delivery use only.

A title for Beech Lodge is yet to be produced and the site plan within these particulars is purely indicative.

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 7PL

SOLICITORS

Munro & Noble
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

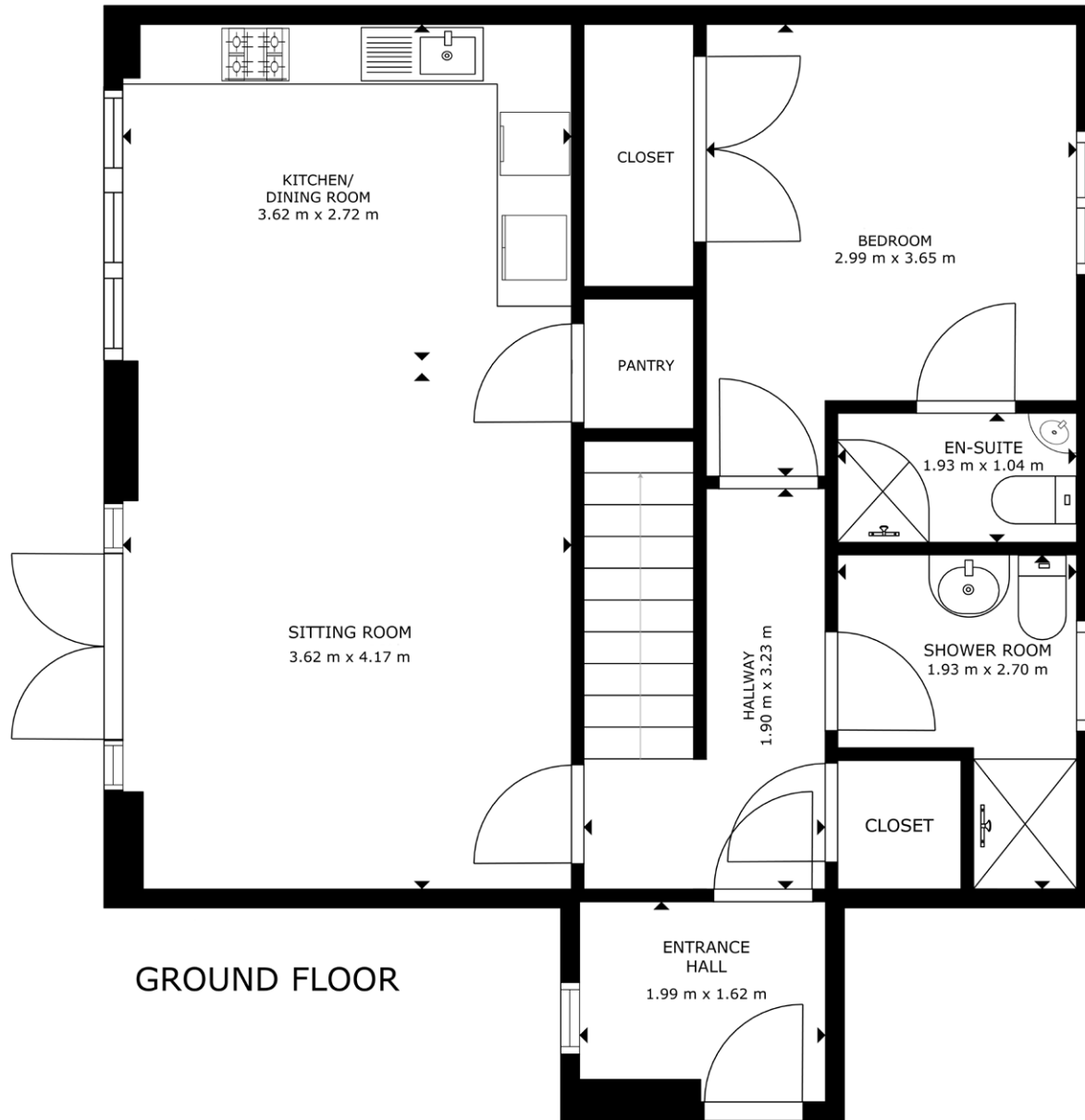
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

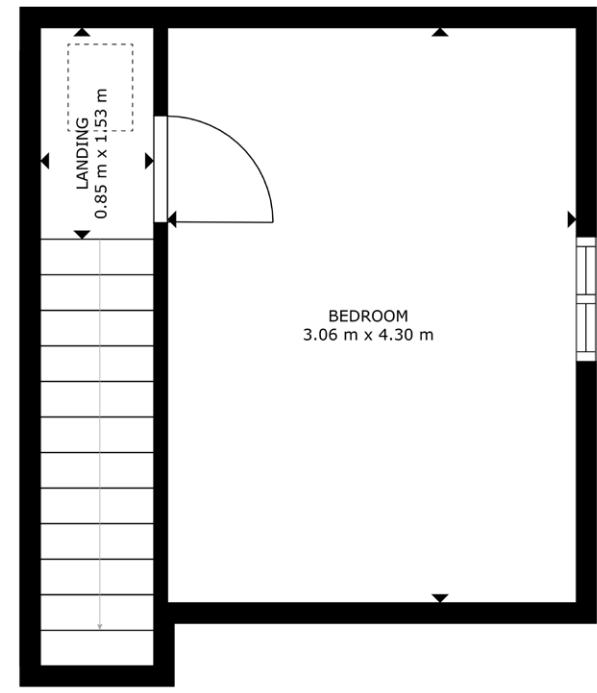
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 September 2024.



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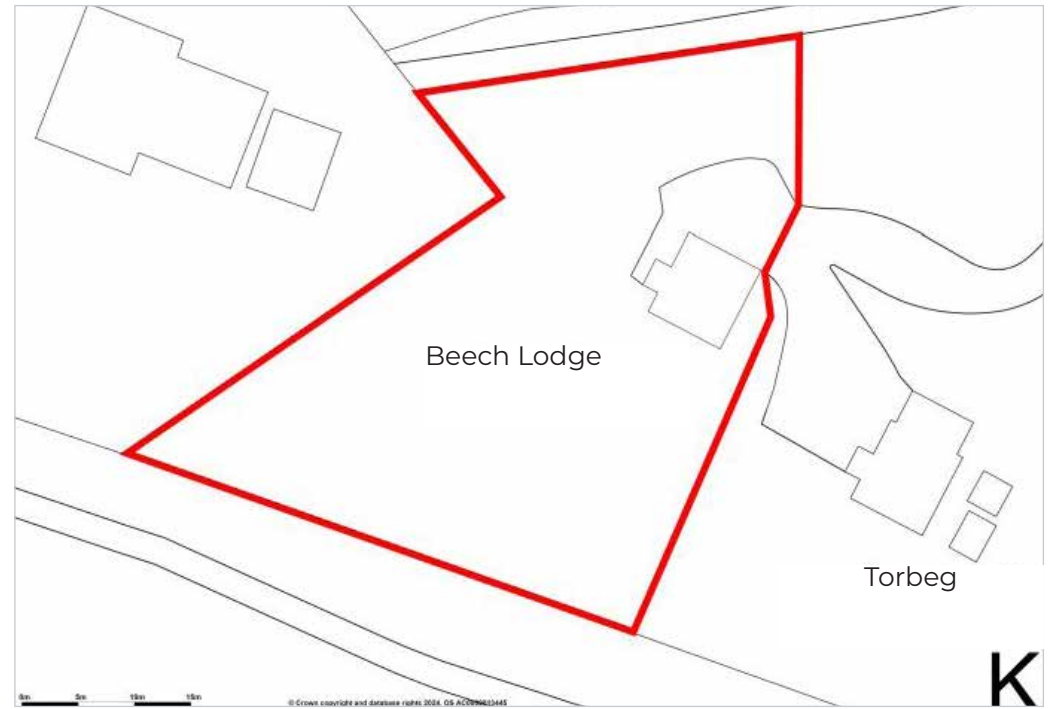


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 57 m², FLOOR 2: 17 m²
TOTAL: 74 m²





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