

Galbraith



NEWTON OF PETTY
DALCROSS, INVERNESS



NEWTON OF PETTY, DALCROSS, INVERNESS

A delightful traditional farmhouse in a highly desirable rural setting

Inverness 6 miles ■ Inverness Airport 2 miles ■ Nairn 10 miles

Offers Over £250,000

- 1/2 reception rooms. 2/3 bedrooms
- Convenient, semi-rural setting
- Within easy reach of Inverness and the airport
- Charming farmhouse with many fine period features
- Oil Central Heating
- Garden and private parking



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket

SITUATION

Around 4 miles from Inverness Airport and 5.8 miles from Inverness city, Newton of Petty Farmhouse enjoys an easily accessible rural setting within very easy reach of the A96 and commuting distance to Inverness. Primary schooling is close by at Ardersier Primary whilst secondary schooling is at Culloden Academy for which there is a school bus service.

Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. The mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. The surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife, which together, all enhance the natural beauty of the area. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe.

DESCRIPTION

A delightful traditional farmhouse dating from the early 1900s. Constructed of stone under a slate roof with modern block built extensions to the rear, this most attractive house sits in an accessible position near the village of Tornagrain. Well-appointed accommodation is provided over two storeys and on the ground floor includes a reception hall with doors leading to the sitting room and the living room which could also be used as a third bedroom. There is a modern and well equipped kitchen and a rear hall / boot room. On the first floor, a half landing leads to the bathroom whilst from the main landing, doors lead to a box room / home office and two bedrooms. The house has many of the features one would hope to find in a property of this age and character including open fireplaces, corniced ceilings, bay windows and a staircase with a carved handrail and balusters. The property has been recently modernised with new kitchen and bathroom fittings and has been re-carpeted and decorated. It is double glazed and heated using oil central heating.

ACCOMMODATION

Ground Floor:

Hall. Sitting Room. Living Room / Bedroom 3. Kitchen. Rear Hall.

First Floor:

Landing. Bathroom. Box Room / Study. 2 Bedrooms.

GARDEN

Outside, there is a generous sized garden with areas of lawn and several mature trees. Parking for two vehicles is provided on a private driveway whilst access from the public road is taken over a private track where maintenance is to be shared on a user basis.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	Broadband *	Mobile *	EPC
Mains	Mains	Private	Freehold	OFCH	Band E	Available	Available	F36

*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>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>



DIRECTIONS

From Inverness, follow the A96 east towards Aberdeen. About 4 miles after leaving Inverness turn left onto the B9039 signposted for Ardersier. Take the first right onto an unnamed track, bear right on the track and continue up to the farmhouse which is located in a partly elevated site on the left. See site and location plans for details.

ACCESS

From the public road (B9039) the property is accessed over a private estate track (highlighted as blue on the site plan). The property will be granted all necessary rights of access over this track with maintenance shared on a user basis.

POST CODE

IV2 7JQ

WHAT3WORDS

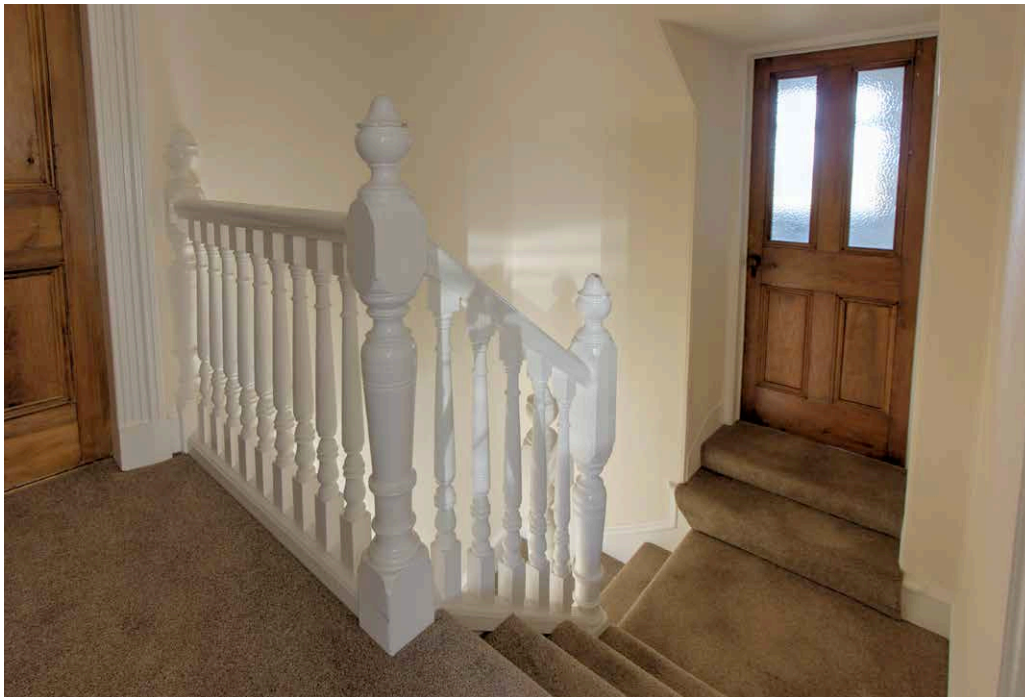
<https://w3w.co/character.alienated.whoever>

SOLICITORS

Gillespie Macandrew LLP, Edinburgh, 5 Atholl Crescent, Edinburgh, Midlothian, EH3 8EJ

LOCAL AUTHORITY

Highland Council (Inverness)





FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

RIGHT OF PRE-EMPTION

The vendor, Moray Estate, reserve a right of pre-emption to purchase the property back should it be placed on the open market for sale.

VIEWINGS

Strictly by appointment with the Selling Agents.

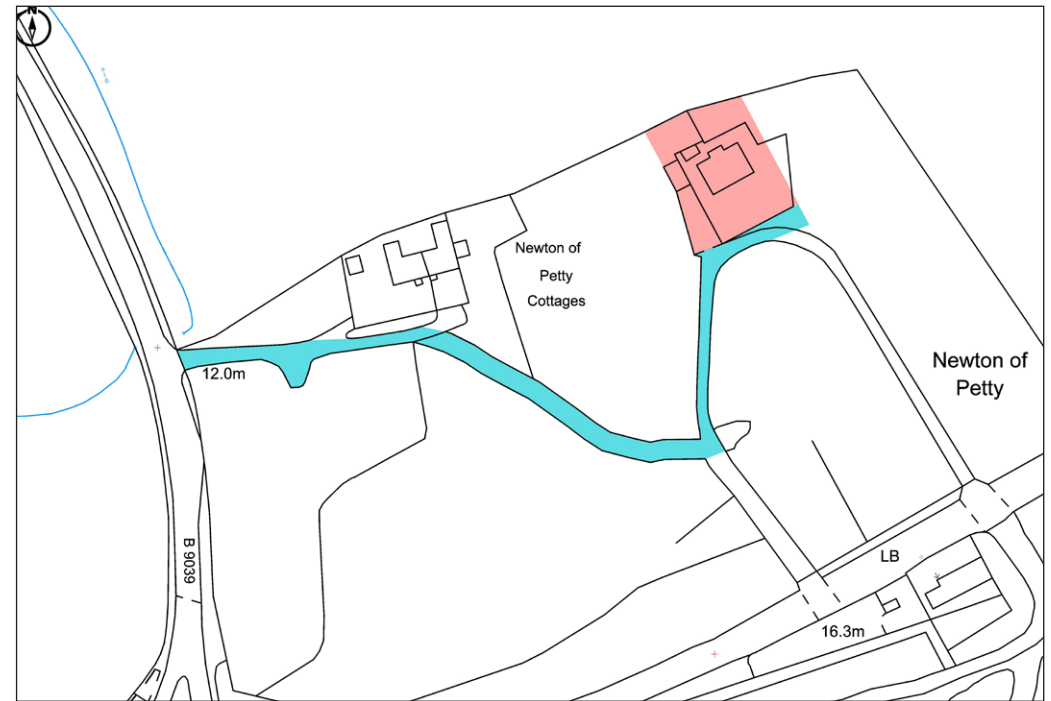
ANTI MONEY LAUNDERING (AML) REGULATIONS

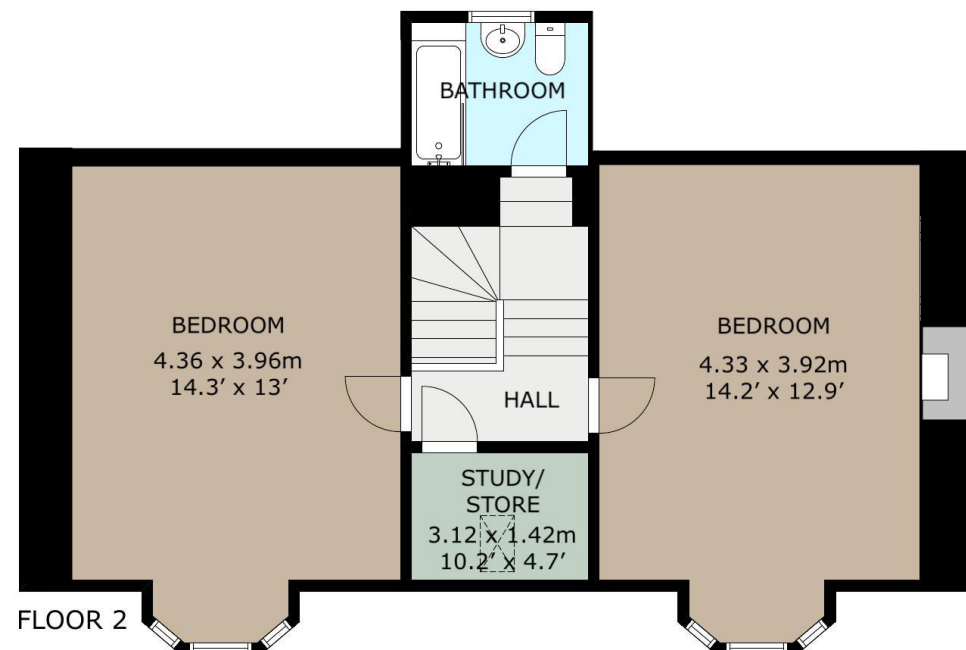
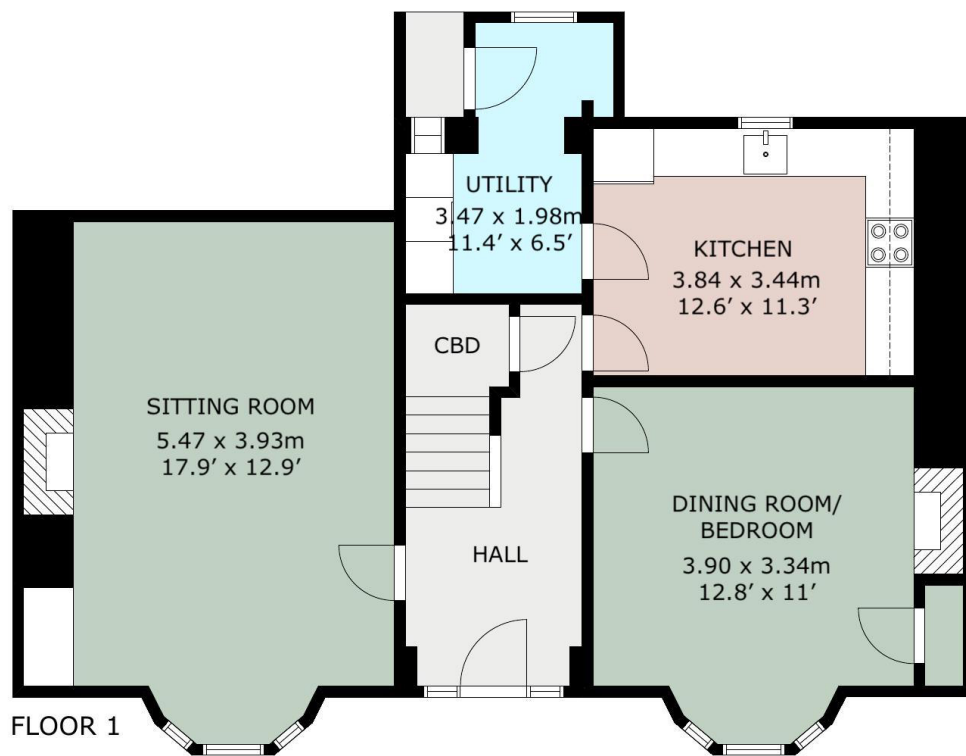
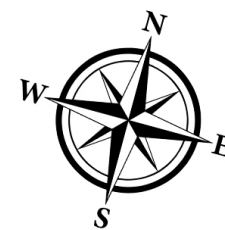
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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 January 2025





Newton of Petty Farmhouse, Dalcross, IV2 7JQ

Illustration for identification purpose. Actual dimensions may differ. Not to scale.



Galbraith


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