



Galbraith

ROSE COTTAGE
DORES



ROSE COTTAGE, DORES

A delightful detached cottage on the banks of Loch Ness.

Inverness 8 miles. ■ Inverness Airport 17 miles.

- One/Two Reception Rooms. Two/Three Bedrooms
- A detached and extended cottage.
- Stunning views over Loch Ness.
- Well maintained garden.
- Off-street parking and a detached garage.
- Within easy commuting distance of Inverness.

About 0.09 hectares (0.23 acres) in all.

Offers Over £365,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Rose Cottage is situated in the small village of Dores on the eastern shore of Loch Ness, some 8 miles distant from the city of Inverness. The property enjoys stunning views over its garden, Loch Ness and the hillscape beyond. Local amenities in the village include an active community hall, a gift shop and the popular Dores Inn serving food and drinks. There is primary schooling at nearby Aldourie Primary School with secondary schooling being found in Inverness to which a free school bus service runs. The area is renowned for its natural beauty with Dores having a shingle beach popular with tourists and those who enjoy outdoor pursuits including paddle boarding and wild swimming, while the surrounding countryside is popular with walkers and cyclists alike. Inverness has all the facilities of a modern city including its airport with regular flights to the south.

DESCRIPTION

Rose Cottage is an attractive, detached cottage which dates back to 1812. In an enviable location within the village Rose Cottage occupies a plot that extends to the banks of Loch Ness. The cottage has been well maintained with the double glazing having been replaced approximately 14 years ago, with the windows to the front sympathetically replaced with units with astragal bars in keeping with the traditional character. At around the same time the loft was converted to form first floor accommodation with a dormer extension to the rear having glazed sliding doors to a Juliet balcony with glass balustrade allowing panoramic views over the Loch. This room is currently



utilised as a second reception room/home office but could be used as a principal bedroom and has a shower room off it. The open plan sitting room/dining room on the ground floor has a wood burning stove and an abundance of glazing allows an influx of natural light, extends the sense of space into the garden and frames the views over the water. The property could lend itself to further extension subject to gaining the relevant permissions.

ACCOMMODATION

Ground Floor - Entrance Hall. Open Plan Sitting Room/Dining Room. Kitchen. Bathroom. Two Bedrooms.

First Floor- Sitting Room/Bedroom. Shower Room. Walk-in Storage Cupboard.

GARDEN GROUNDS

The established garden extends to approximately 0.23 acres in all and leads to the banks of Loch Ness. The garden is mainly laid to grass, fringed and interspersed by mature trees and shrubs with colourful flowerbed borders stocked with a variety of shrubs, flowers and heathers. Off-street parking is provided by a slab and gravel driveway.



OUTBUILDINGS

Garage
5.10m x 2.74m

A block built detached single garage with power, lighting, electric roller door and with attached tool/log store.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

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

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/princes.magazines.possibly>

MOVEABLES

All fitted floor coverings, curtains and 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

IV2 6TR

SOLICITORS

South Forest, Inverness
8 Ardross Terrace
Inverness
Highland
IV3 5NW

ANTI MONEY LAUNDERING (AML) REGULATIONS

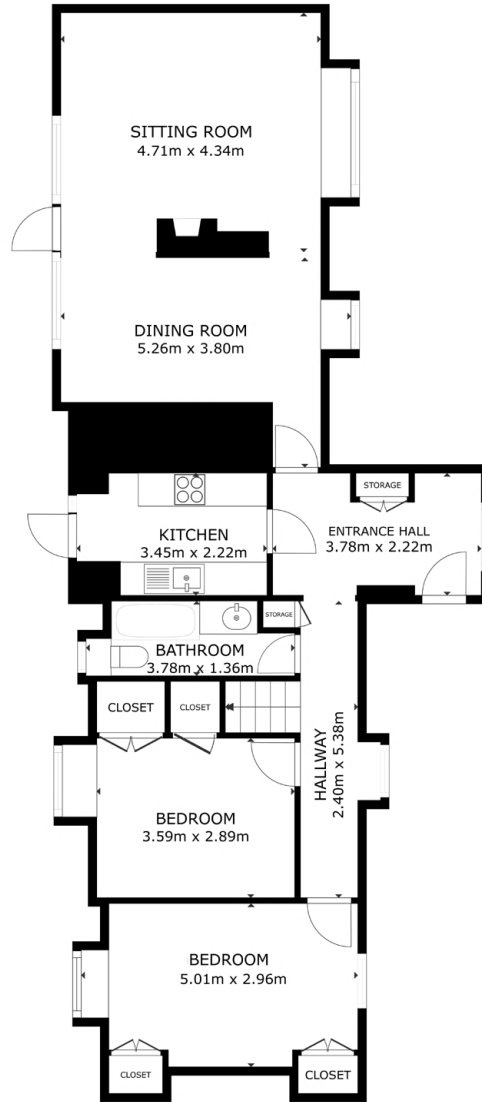
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

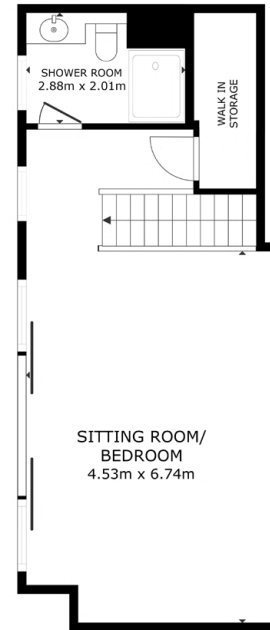




ROSE COTTAGE, DORES, INVERNESS, IV2 6TR



GROUND FLOOR



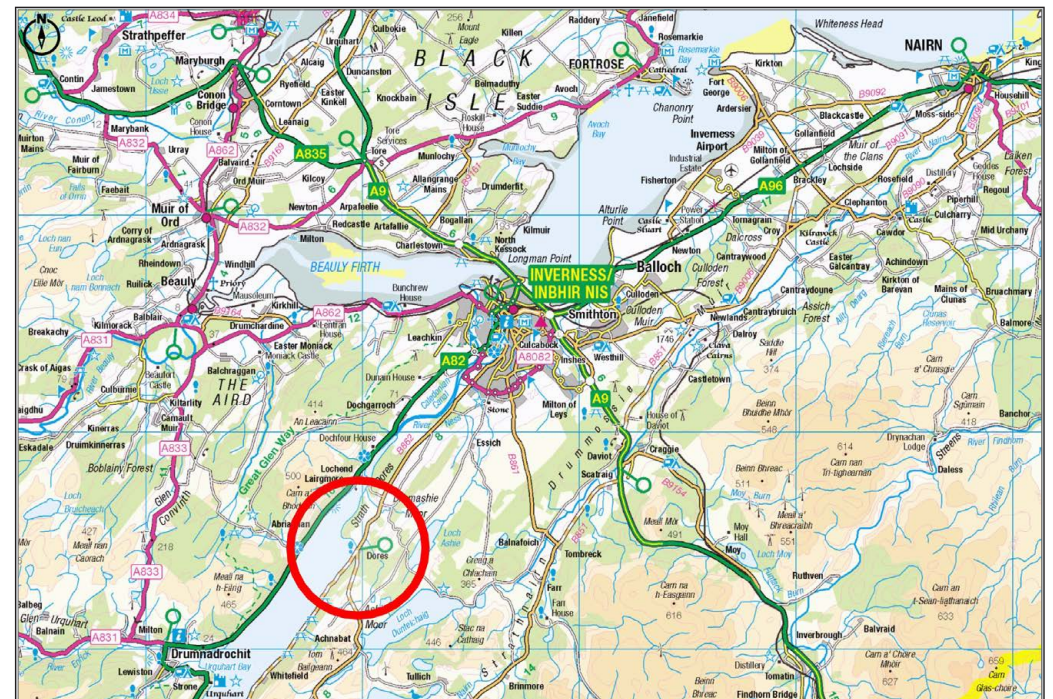
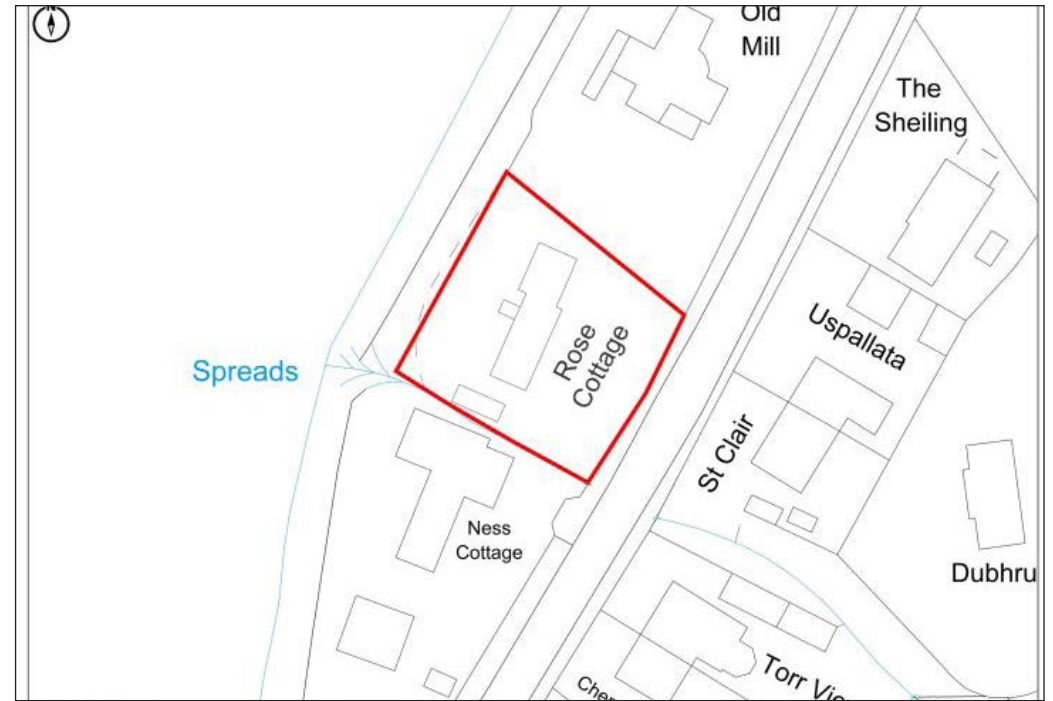
FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 99.4 m² FLOOR 2 45.2 m²
TOTAL : 144.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.





Galbraith



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