



60 CHURCH STREET
CROMARTY

Galbraith



60 CHURCH STREET, CROMARTY

A charming, category C-listed detached cottage in a costal conservation town.

Inverness 23 miles. ■ Inverness Airport 30 miles.

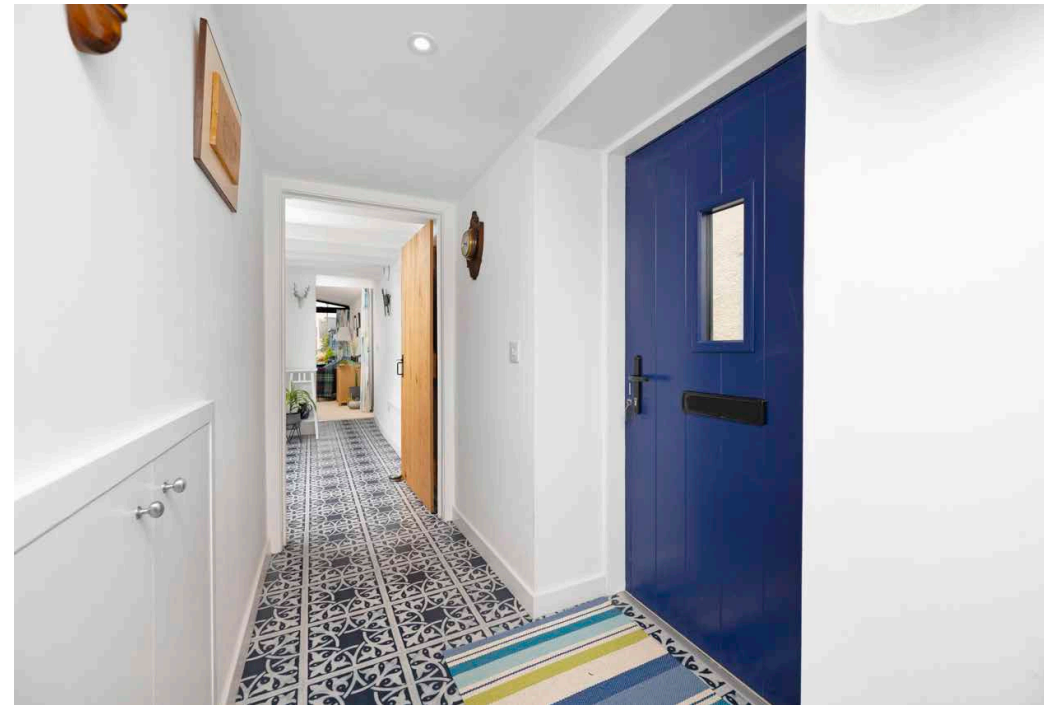
- Two Reception Rooms. Two Bedrooms.
- Sensitively modernised and extended accommodation.
- Attractive, well-tended garden.
- Framed views of the Cromarty Firth.
- Within walking distance of the local amenities, harbour and beach.

About 0.04 hectares (0.1 acres) in all.

Offers Over £320,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Church Street lies within the heart of the Cromarty Conservation Area in the former fishing town of Cromarty, a charming mix of meandering lanes, fishermen’s cottages and substantial houses on the popular Black Isle. The town has a good range of amenities all within walking distance of Church Street including independent shops, a general store, post office, and primary school, as well as cafes, restaurants, a Community Cinema and the harbour with its ferry to the north side of the Firth. Secondary schooling is available at the highly regarded Fortrose Academy and Inverness, about 40 minutes’ drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Lying within a conservation area, Church Street was named after the medieval church at the end of the street which has a a delightful mix of traditional cottages sitting alongside grand houses. 60 Church Street, a charming category C-listed detached cottage dates circa 1769 and was purchased by the current owner in 2019. The property underwent a full renovation in 2020/21 and a garden room extension was also added at this time with a glazed gable end, flooding the room with coastal light and allowing framed views of the Cromarty Firth beyond the beautiful garden. The renovation has resulted in a comfortable and energy efficient property, retaining the original character but with the benefits of modern building materials and technologies including an air source heat pump, double glazing, and high levels of insulation. 60 Church Street has an Ofgem Renewable Heat Incentive contract, expiring February 2028 which entitles the owner to claim approximately £1000 per annum (paid quarterly) which is transferable to the new owner.

ACCOMMODATION

Ground Floor – Hallway. Sitting Room. Kitchen. Garden Room.
First Floor – Landing. Bathroom. Two Bedrooms.

GARDEN GROUNDS

The garden of 60 Church Street which runs north-eastwards to Shore Street, is bounded on two sides by stone walls (some of which are listed) and wooden fencing, with a flagstone patio being accessible from the garden room extension. A well-tended lawn flanked with colourful flowerbed borders planted with a variety of flora leads to a gravel seating area elevated above the ground level of Shore Street enjoying panoramic views of the Firth and taking in the North and South Sutors. Parking is to be found on-street.

OUTBUILDINGS

A timber shed, bin store and a plastic shed are all sited within the garden. There is an outside tap, and electricity/power points.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | Mobile Coverage | EPC | Tenure |
|-------|----------|----------------------|-------------|------------|-----------------|-----|----------|
| Mains | Mains | Air Source Heat Pump | Band D | Available* | Available* | 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/epic.staging.showrooms>

MOVEABLES

All carpets, fitted floor coverings and blinds 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

IV11 8XA

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.





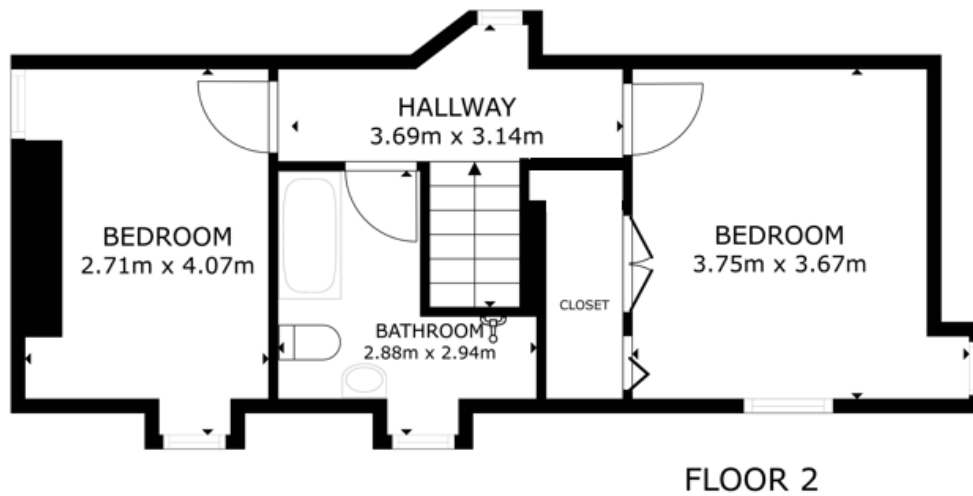
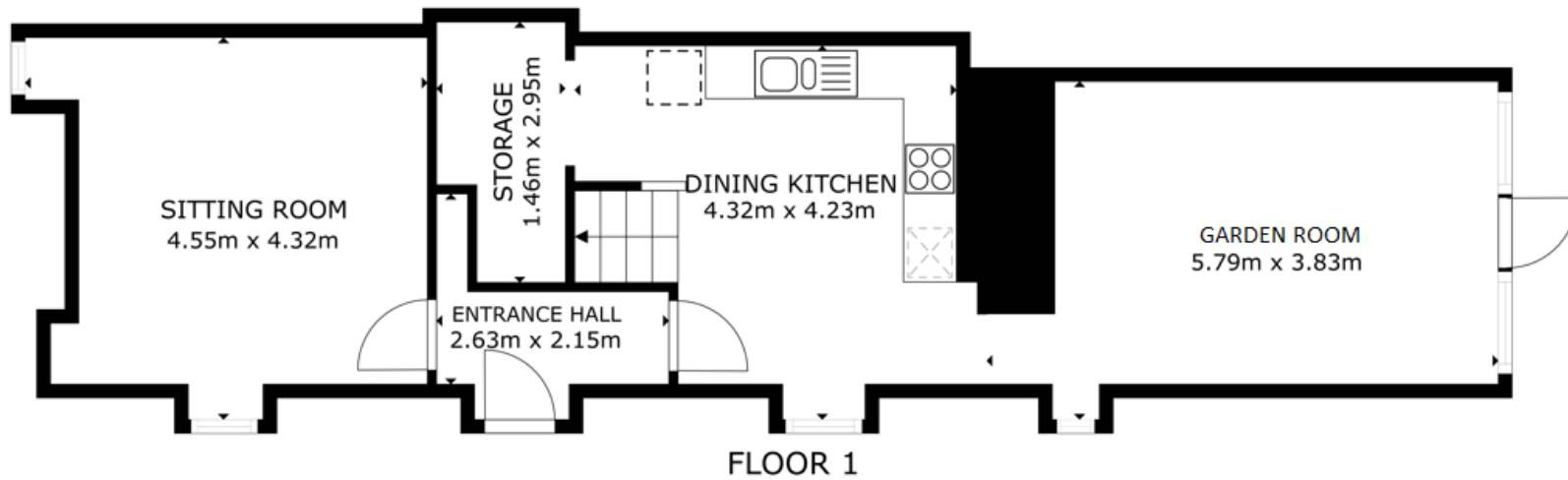
IMPORTANT NOTES

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 2025.





60, CHURCH STREET , CROMARTY IV11 8XA



GROSS INTERNAL AREA
FLOOR 1 61.8 m² FLOOR 2 38.3 m²
TOTAL : 100.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



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PLEASE RECYCLE