

Galbraith



13 TOMICH
CANNICH



Abhainn Deabhag flowing just outwith the boundary

13 TOMICH, CANNICH

A delightful category C-listed, semi-detached cottage in a picturesque conservation village.

Cannich 4 miles. ■ Drumnadrochit 16 miles.

- One Reception Room. Three Bedrooms.
- Recently refurbished accommodation.
- Detached garage.
- Established garden with river views.
- Close to the Great Glen and in the Glen Affric National Nature Reserve.

About 0.06 hectares (0.15 acres) in all.

Offers Over £240,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

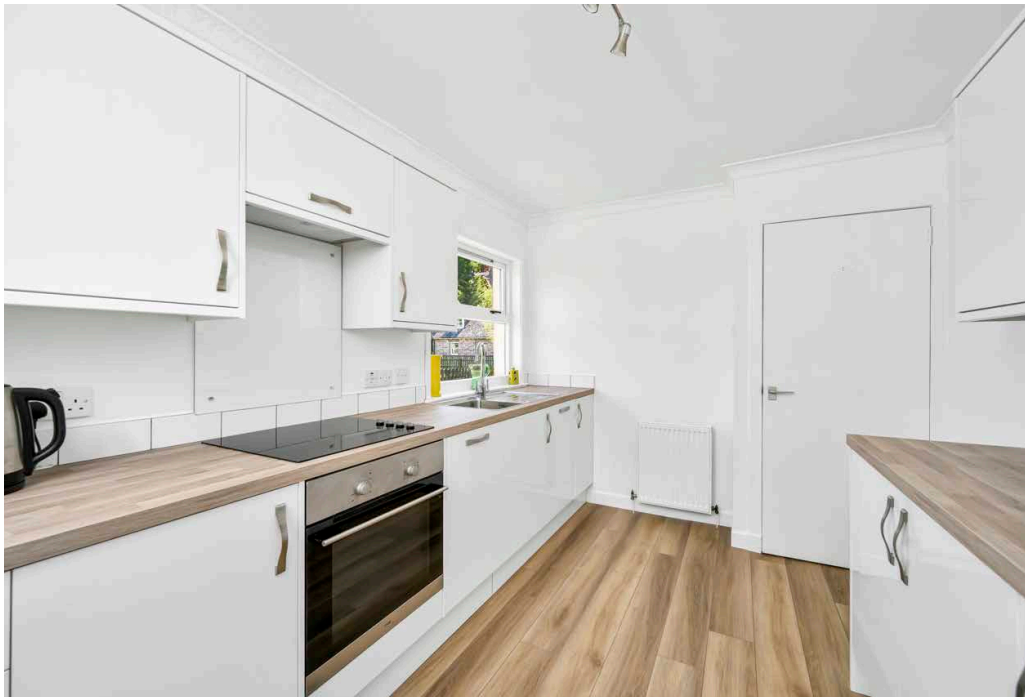
No. 13 Tomich is in a beautiful setting in the conservation village of Tomich in Inverness-shire. Formerly an estate village to Guisachan House, Tomich is popular for its charming traditional properties, proximity to the protected landscape of Glen Affric and its association with the origins of the Golden Retriever breed. The area is known for its walking, from riverside walks to challenging Munros, fishing, and wildlife, with sightings of Capercaillie, golden eagles, osprey, and otters. Tomich has a cafe and country house hotel, whilst nearby Cannich has a shop and post office and primary schooling, with secondary schooling available in Drumnadrochit. Inverness, approximately an hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

No. 13 Tomich, a charming, category C-listed, extended semi-detached cottage, is in a delightful setting in the centre of the village. The current owners purchased the property in 2009 and over the last two years have carried out a complete refurbishment to create a comfortable and well-appointed interior which retains the traditional integrity of the original cottage yet with a modern feel. The work carried out includes the installation of a new oil-fired boiler, the fitting of a modern kitchen, the upgrading of the ground floor shower room and the first floor Jack and Jill bathroom, complete redecoration and the fitting of new floor coverings and carpets throughout.

ACCOMMODATION

Ground Floor - Entrance Hall. Sitting/Dining Room. Shower Room. Bedroom. Kitchen.
First Floor - Landing. Bedroom. Jack & Jill Bathroom. Principal Bedroom.





GARDEN GROUNDS

The property is approached from the public road, a gate opening to a gravel driveway running up one side to the detached garage. The garden to the front of the house is laid to gravel with stocked flowerbeds and the rear garden, which can be accessed via double glazed doors from the kitchen, is bounded by wood and wire fencing, fringed by Beech hedging and is mainly laid to grass interspersed with mature trees. The Abhainn Deabhag flows just outwith the northwestern boundary and views over this picturesque river can be enjoyed from the rear garden.

OUTBUILDINGS

Garage
5.1m x 3.1m
Detached single garage with an up and over door, power and lighting.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Septic Tank	Oil	Band D	Available*	Available*	Band E	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/intervene.lifeboats.daily>

MOVEABLES

All carpets, fitted floor coverings and curtains 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

IV4 7LZ

SOLICITORS

Leddingham Chalmers Solicitors
Ord House
Cradlehall Business Park
Caulfield Road North
Inverness
IV2 5GH

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.



13, TOMICH, CANNICH IV4 7LZ



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 69.8 m² FLOOR 2 36.8 m²
EXCLUDED AREAS : REDUCED HEADROOM 6.2 m²
TOTAL : 106.6 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 2025.







Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE