



HEATHERLY
ERROGIE, INVERNESS

Galbraith



HEATHERLY, ERROGIE, INVERNESS

A modern house with annexe in a popular Highland village

Dores 9 miles. ■ Fort Augustus 16 miles. ■ Inverness 16 miles.

About 0.5 hectares (1.2 acres) in all.

Offers Over £350,000

- One Reception Room. Three Bedrooms.
- One bedroom, self-contained annexe.
- Delightful cottage garden with burn and waterfall.
- Beautiful, framed views to Loch Mhor.
- Within easy reach of Inverness.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**



SITUATION

Heatherly is in Errogie, a hamlet lying to the south of Loch Ness in Inverness-shire. The property is in a delightful setting with beautiful, framed views to Loch Mhor.

Errogie lies on the edge of the Great Glen but distant from the preferred tourist routes along Loch Ness. Although both Inverness and Fort Augustus are just a ½ hour drive away, this area remains peaceful and unspoilt, its dramatic inland landscape providing a haven for many rare species of plants and wildlife. The quiet countryside makes it an ideal area for cycling and walking, while the west coast, with its excellent sailing, is within easy reach.

Dores village, about 9 miles away, has a post office and popular pub and restaurant on the shores of Loch Ness, while there is a bus service from Errogie to the primary school at Stratherrick and the secondary school in Fort Augustus. Inverness has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The current owners purchased the property in 2019 and since then have improved both the house and grounds to create an attractive rural property with income potential. The work carried out includes upgrading the insulation, decoration and new carpets in the main house, while in the annexe a kitchen, woodburning stove and new bathroom have been installed.

The annexe is self-contained but can also be accessed from the main house offering the potential for use as additional or letting accommodation.

ACCOMMODATION

Main House

Ground Floor – Entrance Vestibule. Open plan Sitting Room, Dining Room and Kitchen. Utility Room.

First Floor – Master Bedroom with en suite Shower Room. Two Bedrooms. Bathroom.

Annexe – Open plan Sitting Room, Dining Room and Kitchen. Bedroom. Bathroom.

GARDEN GROUNDS

Heatherly is approached from the public road, a driveway leading to a parking area at the side of the house.

The grounds extend to about 1.2 acres and comprise a charming cottage garden around the house which in turn blends with areas of rough grass fringed and interspersed with mature trees and shrubs. There is a burn with weir and waterfall on one boundary of the property.

OUTBUILDINGS

Within the grounds is a garden studio, two garden sheds and a single garage.





PLANNING CONSENT

Detailed planning consent, now lapsed, was granted for a single dwelling on an area of elevated ground to the rear of the site. Any party interested in securing planning consent would be required to submit a new application to Highland Council https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil fired and wood burning stoves	E	Available*	Available*	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 - ///icebergs.slimy.partyed

MOVEABLES

All fitted carpets, curtains and light fittings 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 6UH

SOLICITORS

South Forrest, Inverness

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.



Annexe



Annexe



Annexe



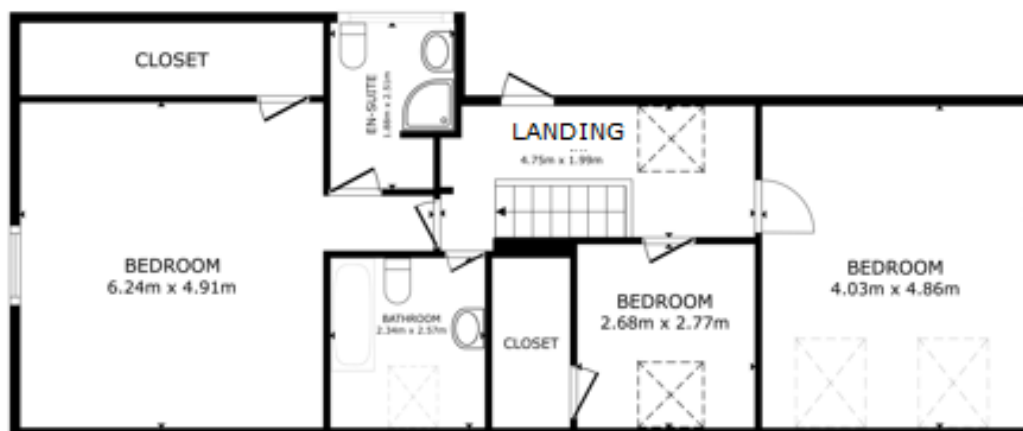
Annexe



HEATHERLY, ERROGIE IV2 6UH



GROUND FLOOR



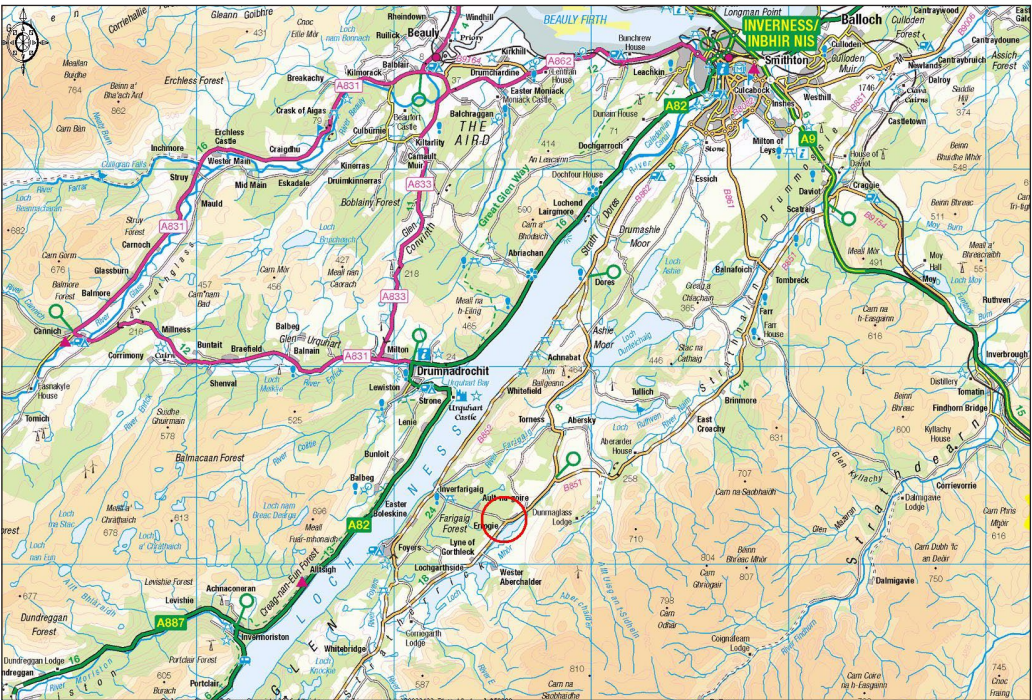
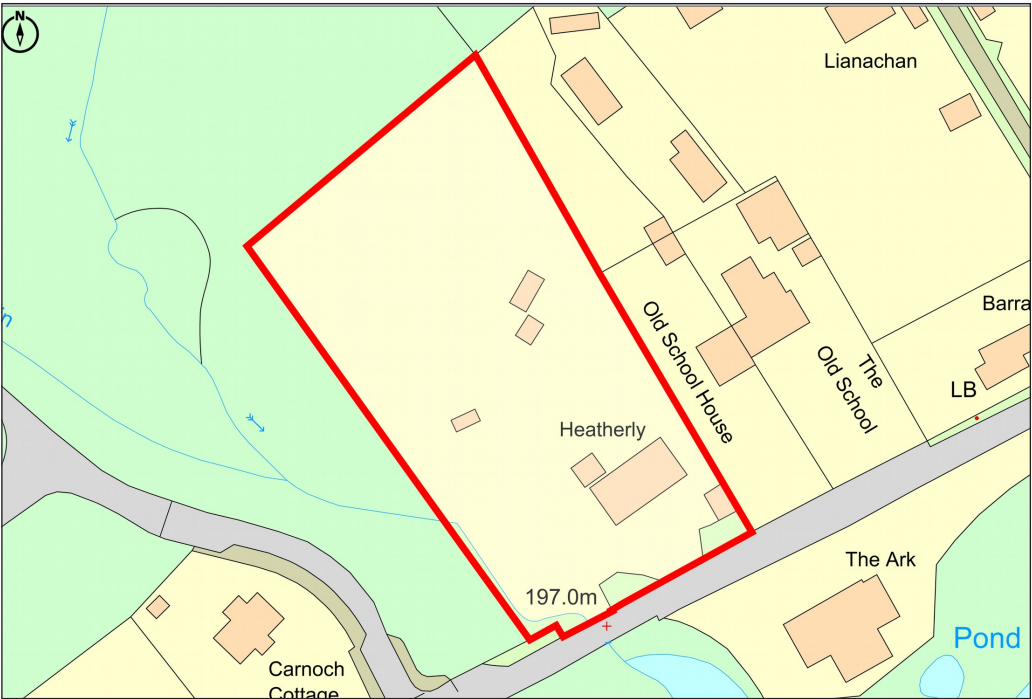
FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1 114.2 m² FLOOR 2 82.1 m²
TOTAL : 196.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

IMPORTANT NOTES

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 April 2025.







Galbraith



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