



14-18 CHURCH STREET
CROMARTY

Galbraith



14-18 CHURCH STREET, CROMARTY

A traditional, extended, category C-listed mid-terrace dwelling with adjoining retail unit in the heart of a delightful town on the Black Isle.

Inverness 23 miles. ■ Airport 30 miles.

FOR SALE AS A WHOLE OR IN TWO LOTS

LOT 1- 14-16 Church Street. Cromarty.

- Two Reception Rooms. Six Bedrooms
- Period property with contemporary extension
- Retaining some original features
- Rear garden with useful workshop
- Within walking distance of the local amenities and the beach

About 0.04 hectares (0.1 acres) in all.

Offers Over £475,000

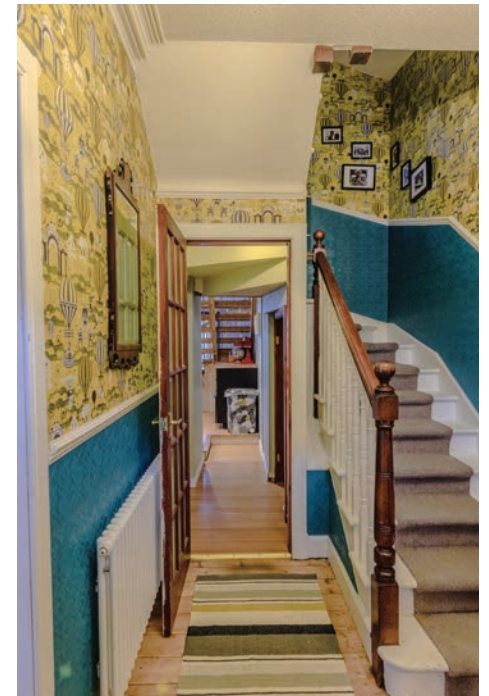
LOT 2 - 18 Church Street. Cromarty.

- Ground floor retail unit
- Street frontage
- Sold with vacant possession

Offers Over £105,000

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 with 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

No.16 Church Street is a mid terraced dwelling which dates back to the late 19th century, located in the heart of the Cromarty Conservation Area. The property incorporates 14 Church Street a former shop/dwelling, with 18 Church Street, a commercial unit being available on a separate title.

No. 14-16 Church Street is category C-listed, has well-proportioned accommodation spread over three floors and retains some original features such as cornicing, fireplaces and internal joinery. It was extended in 2018 with the addition of a contemporary open plan kitchen/dining room on the ground floor and a first-floor family room with vaulted ceiling and roof terrace access, designed to take advantage of the framed views of the Cromarty Firth. Also within the extension is a bedroom and laundry room, resulting in a 6-bedroom dwelling with 2 reception rooms, a fabulous blend of the old and new.

The adjacent 18 Church Street, also category C-listed, is a ground floor, mid-terraced extended retail unit with an approximate floor area of 43 square meters, comprising an open sales area and a staff WC. This retail unit has mains services and is currently on the same electricity and water supply as the residence, but should the retail unit be sold separately the current owners will ensure independent supplies are in place. 18 Church Street is being sold with vacant possession.

ACCOMMODATION

Ground Floor

Hallway. Sitting Room. Bedroom with ensuite Shower Room. Open Plan Kitchen/Dining Room.

First Floor

Family Room. Bedroom. Laundry Room. Bathroom. Landing. Inner Hall. Bedroom. Bedroom with Dressing Room.

Second Floor

Landing. Two Bedrooms.

GARDEN GROUNDS

The garden lies to the rear of the property, accessible from the property and has pedestrian access from Rose Lane. It is fully enclosed, mainly laid to grass, with stocked flower beds and raised fruit/vegetable beds. A timber decked terrace is accessible from the first floor Family Room.

OUTBUILDINGS

Workshop

6.0 m x 3.6 m

Timber framed and timber clad with power, lighting and attached wood pellet store.

There is a potting shed within the garden.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	House: Biomass Wood Pellet Boiler Retail Unit: Dual Fuel Stoves	House: Band D Retail Unit: Business Rated**	Available*	Available*	House: Band E Retail Unit: Band - A	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>

**Currently entitled to rural rate relief at 100% of the full charge.

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/legend.blemishes.redouble>

MOVEABLES

All carpets, fitted floor coverings and curtains are included in the sale. Further items may be available by separate negotiation. Please note the Rangemaster Nevis electric range cooker is not included in the sale.

NOTES

Offers for Lot 2 won't be considered until an acceptable offer has been received for Lot 1.

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

Mackenzie & Cormack
16/18 Tower Street
Tain
IV19 1DZ

ANTI MONEY LAUNDERING (AML) REGULATIONS

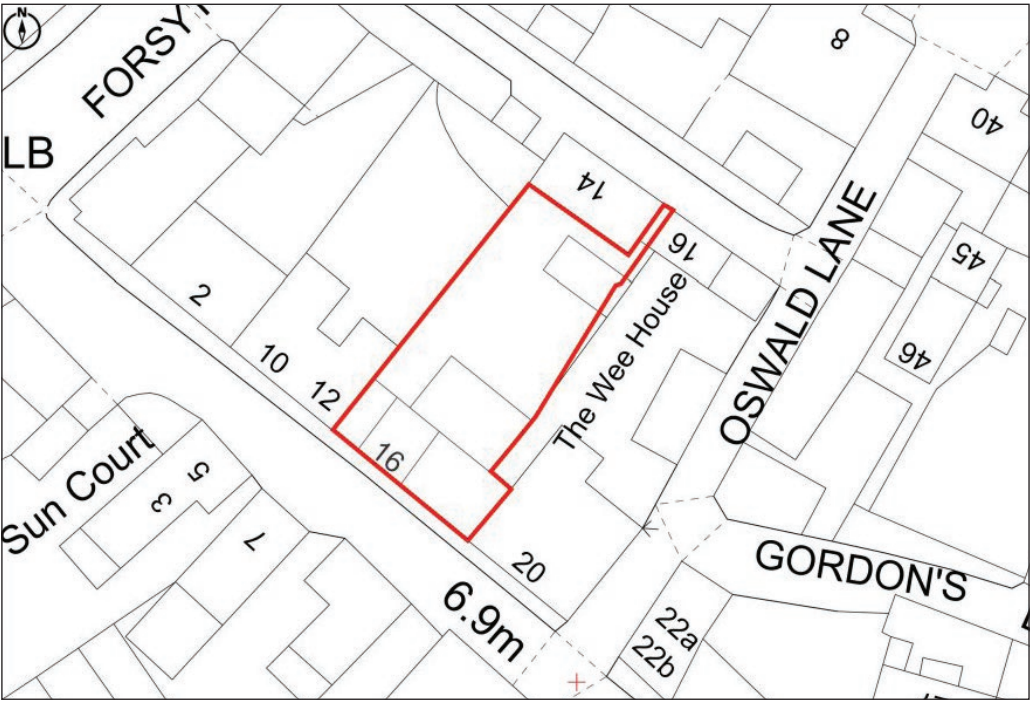
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

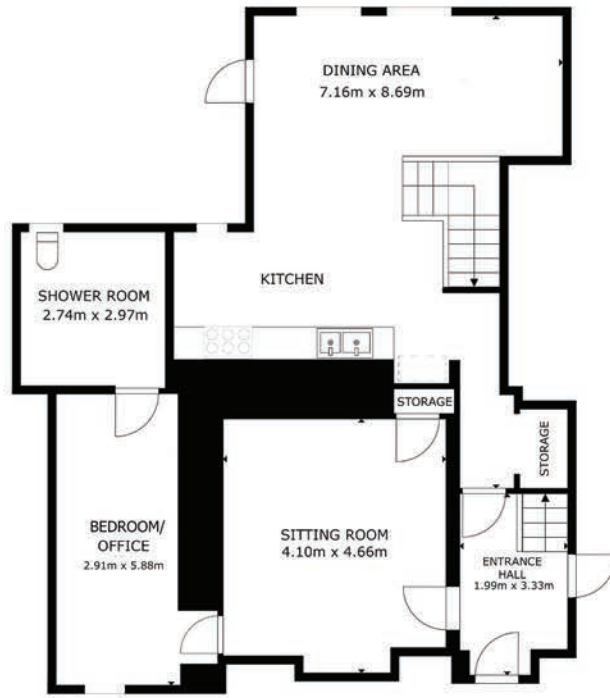




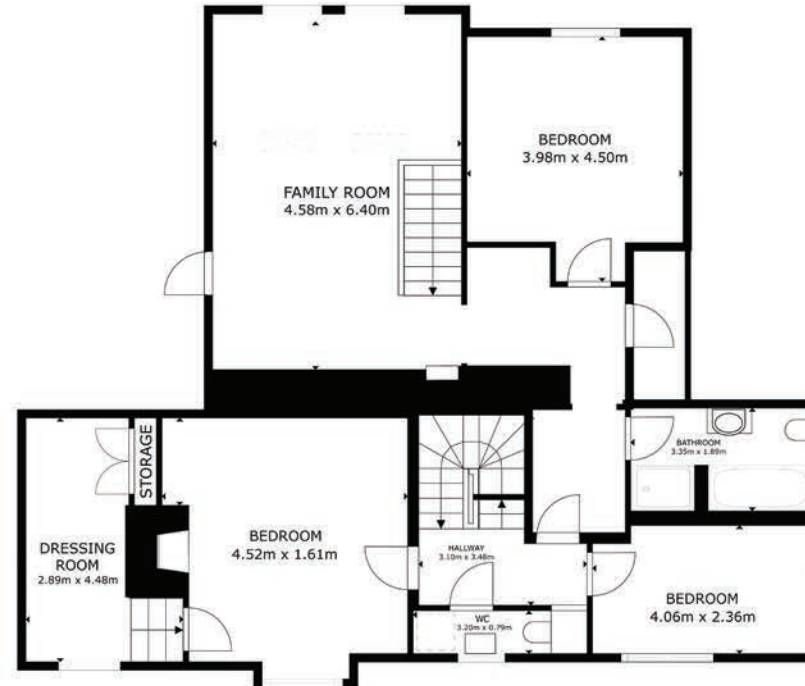




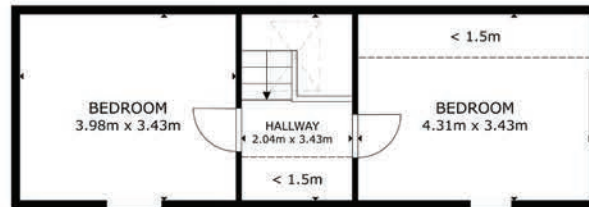
16, CHURCH STREET, CROMARTY IV11 8XA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROSS INTERNAL AREA
FLOOR 1 92.7 m² FLOOR 2 123.7 m² FLOOR 3 31.0 m²
EXCLUDED AREAS : REDUCED HEADROOM 5.1 m²
TOTAL : 247.4 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 December 2024.

CROMARTY FIRTH AND THE SUTORS

Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE