

**Galbraith**



**TAE GAIT**  
BREAKACHY, BEAULY







## TAEGAIT, BREAKACHY, BEAULY

**A charming, traditional decrofted cottage and croft on the edge of the Breakachy Burn.**

Beauly 4 miles. ■ Inverness 12 miles.

- Three Reception Rooms. Three Bedrooms.
- Sensitively renovated cottage and adjoining barn.
- Delightful, easily managed gardens with burn and waterfall.
- Two car garage and log stores.
- Croft of about 1.85 acres with paddock, woodland and small gorge.
- Within easy reach of Inverness.

About 1.1 hectares (2.5 acres) in all.

Offers Over £370,000

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com









SITUATION

Taegait is in the scattered hamlet of Breakachy close to Beaully. The property, which comprises a decrofted house and garden along with approximately 1.85 acres of croft land, is in a delightful setting with a burn, waterfall and small gorge along its southern boundary and a backdrop of wooded farmland.

The beautiful surrounding countryside remains peaceful and unspoilt, its dramatic inland landscape providing a haven for many rare species of plants and wildlife as well as offering world class salmon fishing on the River Beaully. The quiet countryside makes it an ideal area for cycling and hill walking, and Aigas Golf course is a short drive away. While the west coast, with its excellent sailing, is within easy reach and the National Nature Reserves of Glen Affric and Strathfarrar are also just a short distance away.

Beaully is a traditional and prosperous town and has a good range of independent shops, hotels and a railway station. Primary schooling is available at Teanassie School and secondary schooling is available in both Inverness and Drumnadrochit. Inverness has all the facilities of a modern city including its airport with regular flights to the south.

DESCRIPTION

Taegait has been in the same family since 1998. The cottage and adjoining barn, which were derelict on purchase, have been sensitively renovated and extended to create a charming rural property. Designed by Lachie Stewart, a heritage architect, the cottage has well laid out and comfortable accommodation and wherever possible, original features including window openings, panelling and stone walls, have been retained or replicated.

ACCOMMODATION

Ground Floor – Entrance Hall. Open plan Sitting Room, Dining Room and Kitchen with Mezzanine floor. Winter Sitting Room. Garden Room/Office. Bedroom. Shower Room. Utility Room. Boot Room.  
First Floor – Two Bedrooms and Bathroom.

GARDEN GROUNDS

Taegait is approached from the single track public road, a driveway crossing a bridge and leading to a parking area in front of the house.

The decrofted land, which extends to approximately 0.65 acres, lies mainly to the front of the cottage and comprises a delightful cottage garden of herbaceous plants, mixed borders and roses, while a burn with waterfall runs through mixed woodland that fringes the boundary.

The croft extends to approximately 1.85 acres and comprises a grass field lying to the rear of the cottage, woodland and one side of the Breakachy gorge with the croft boundary extending to the middle of the burn.

Further information on crofting and guidance on croft ownership is available from <https://www.crofting.scotland.gov.uk/>

OUTBUILDINGS

Garage  
8 m x 5 m  
A double garage with two doors, storage space in the rafters, power and light. Housing the water tank and filtration system.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Private	Private	Oil fired	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 - [///subplot.cadet.stars](https://www.what3words.com/)

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

SSEN

SSEN are upgrading the pylon line from Spittal in the north of Scotland to Beaully. Further information on this is available from <https://www.ssen-transmission.co.uk/projects/project-map/spittal--loch-buidhe--beaully-400kv-connection/> The new route won't visible from or impact on the amenity of Taegait.

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 7AE

SOLICITORS

Wright, Johnston & Mackenzie LLP, Inverness  
The Green House  
Beechwood Park North  
Inverness  
Highland  
IV2 3BL





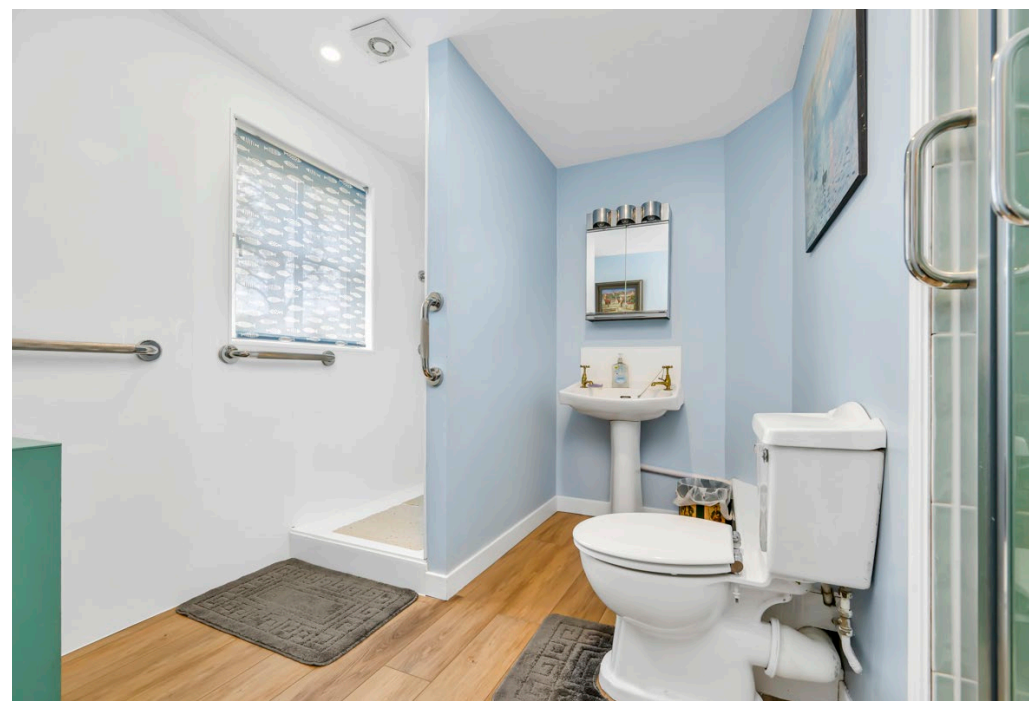
### ANTI MONEY LAUNDERING (AML) REGULATIONS

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 April 2025.



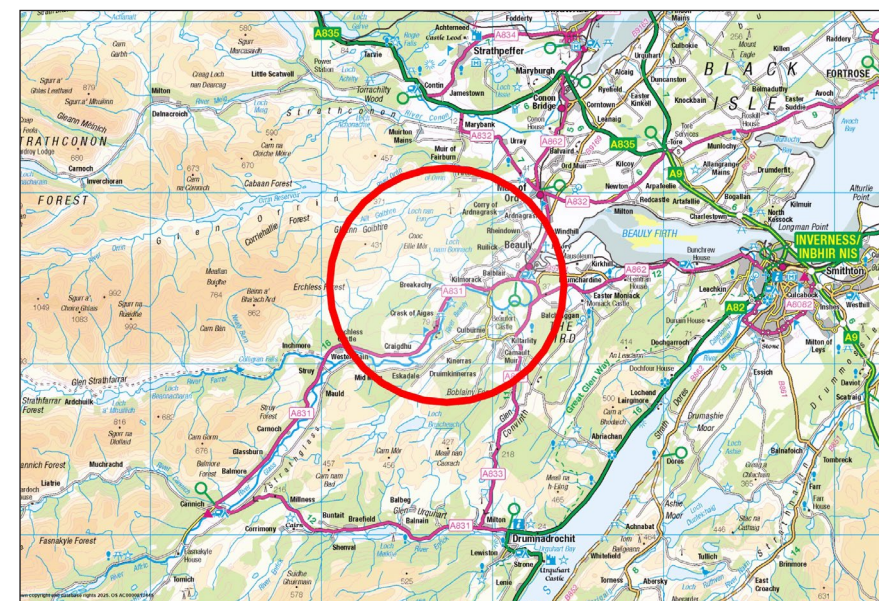
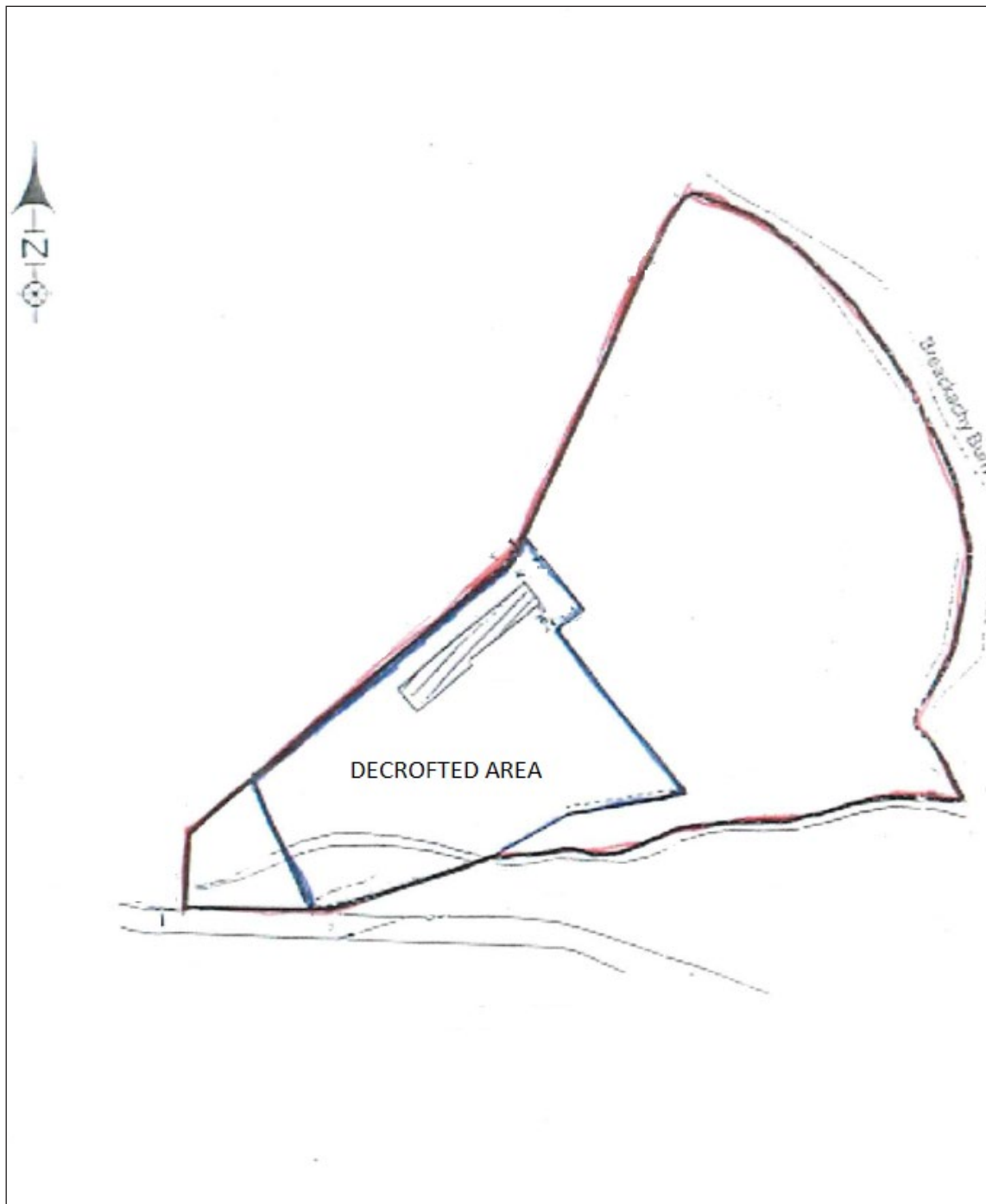
# TAEGAIT, BEAULY IV4 7AE



GROSS INTERNAL AREA  
FLOOR 1: 170.37 m<sup>2</sup>, FLOOR 2: 47.31 m<sup>2</sup>  
TOTAL: 217.68 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.













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