



**Buchollie House** Boblainy, Kiltarlity, Inverness-shire

**STRUTT & PARKER**



## Buchollie House

Boblainy, Kiltarlity,  
Inverness-shire, IV4 7HX

An impressive detached home  
set in beautifully landscaped  
garden grounds.

Beauly 5.5 miles, Inverness 13 miles,  
Inverness Airport 22 miles

Entrance vestibule | Hallway | WC/cloak  
Dining room | Dining kitchen | Larder  
Utility room | Sitting room | Music room

Master bedroom with en suite bathroom  
Guest bedroom with en suite shower room  
Family bathroom | 3rd Bedroom  
Study/Bedroom 4 | Linen cupboard.

**Approximately 0.7 acres in all.**







## The Property

Buchollie House is a substantial, modern, detached property providing great flexibility and living space set in a peaceful yet convenient location within the popular village of Kiltarlity, 12 miles west of Inverness, and 5.5 miles south of Beaulay.

The property was built circa 2002 and is tastefully decorated and presented throughout with accommodation extending over two levels.

A gated driveway leads to the front of the property and to the detached double garage. On entering the driveway, your eye is drawn to the meticulously presented gardens which

surround the house to the front and rear which includes a summer house, pond, lawn and patio areas.

Entrance to Buchollie House is through the broad vestibule leading into the hallway. The front facing sitting room overlooks the gardens and has a feature fireplace with inset wood burning stove. Double doors open up into the music room, a bright and airy room with a sliding patio door giving access to the rear gardens.

The dining kitchen comes with a range of wall and base storage units and has ample space for a large table and chairs. There is

also an oil fired Aga, Karndean flooring and a very useful walk in larder.

The utility room is located off the kitchen and provides space for white goods, stainless steel sink and a rear door. For more formal occasions there is the separate dining room.

A carpeted staircase leads to the upper landing and a shelved linen cupboard with radiator.

The well-proportioned master bedroom has windows to the front and rear and an en-suite bathroom. The guest bedroom is a nicely presented double bedroom with an

en-suite shower room. There is an additional bedroom, study/home office, which could also be used as a bedroom. There is also a family bathroom with four piece suite.

## Outside

Colourful, beautifully maintained gardens bounded by mature trees and with plant and shrub borders, small self-filling natural pond, summer house, vegetable patch, raised beds, greenhouse and two patio terraces.

A detached double garage has power and lighting and the attic area above has been fully floored and is currently used as a studio.









## Location

Buchollie House enjoys a peaceful, private setting in an area offering some of the most spectacular scenery in the Highlands and as such offers a host of outdoor pursuits including hill walking, golfing, fishing with stalking and shooting available nearby.

Kiltarlity has its own primary school, Tomnacross, and secondary schooling is available in Inverness.

Beauly, famous for its splendid floral displays, has a wide range of shops, hotels, coffee shops and banks. There is also a thriving local community with a host of local clubs and organisations.

The city of Inverness is the main business and commercial centre for the Highlands and provides an extensive range of high street shopping, leisure and entertainment facilities in addition to main line rail links to the south.

The property makes the ideal rural retreat for the commuting client located only 13 miles from Inverness and 22 miles from Inverness Airport. The Airport provides regular domestic and European flights.

## General

**Services:** Mains water and electricity, private drainage, oil fired central heating.

**Solicitors:** David Allen, Allen & Shaw, 23 Academy Street, Inverness, IV1 1JN, Tel 01463 225555.

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX. Tel: 01349 886606.

**Viewing:** Strictly by appointment with Strutt & Parker.

**Council Tax:** The property has been assessed for council tax purposes as Band F.

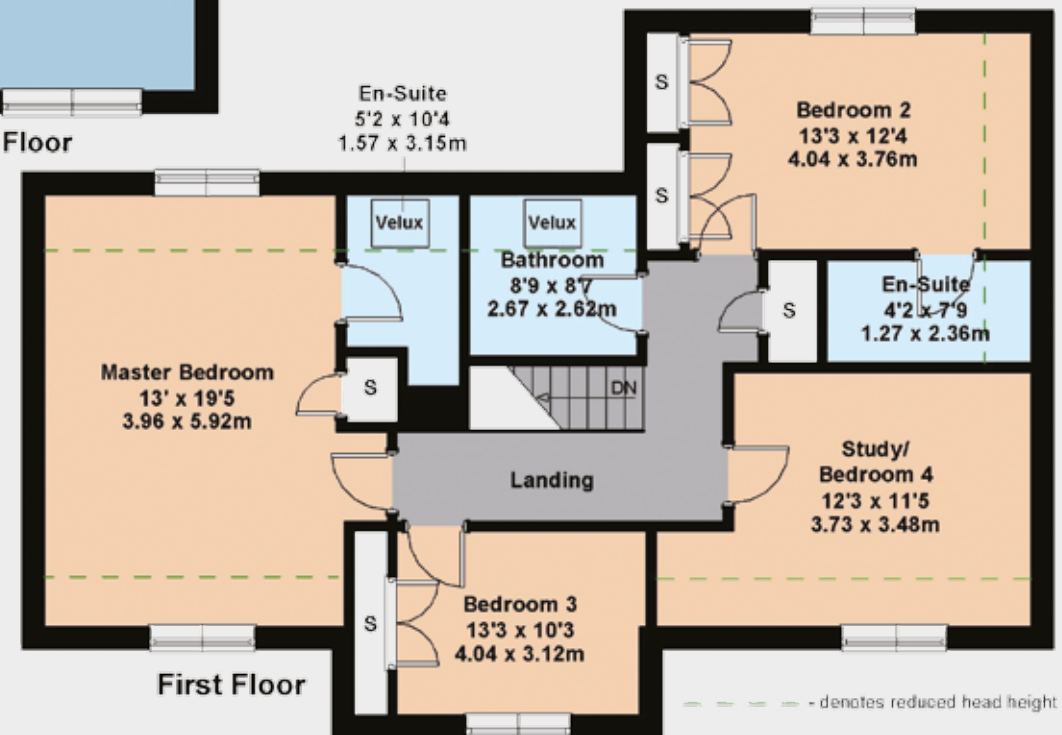
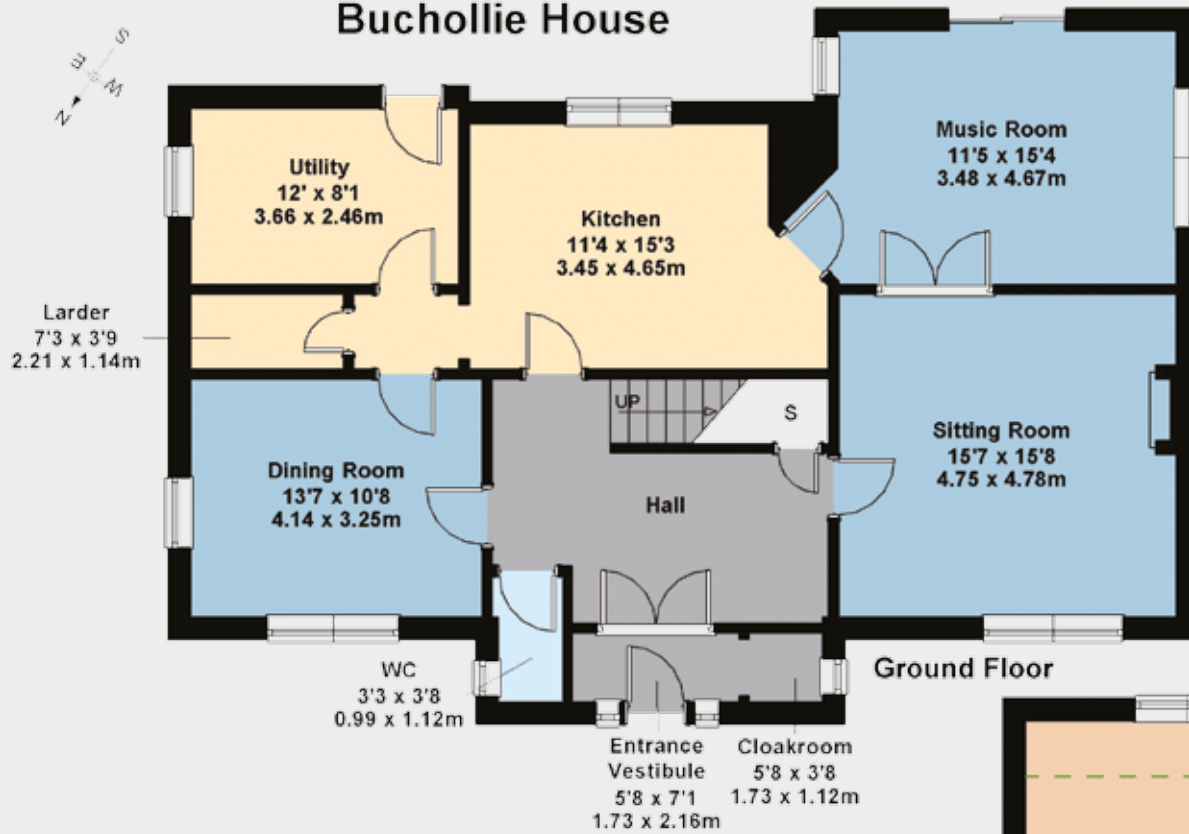
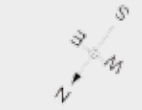
**EPC Rating:** D.

**Possession:** Vacant possession will be given on completion.

**Offers:** Offers are to be submitted in Scottish legal terms to the selling agents Strutt & Parker, 9-11 Bank Lane, Inverness, IV1 1WA. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.



# Buchollie House



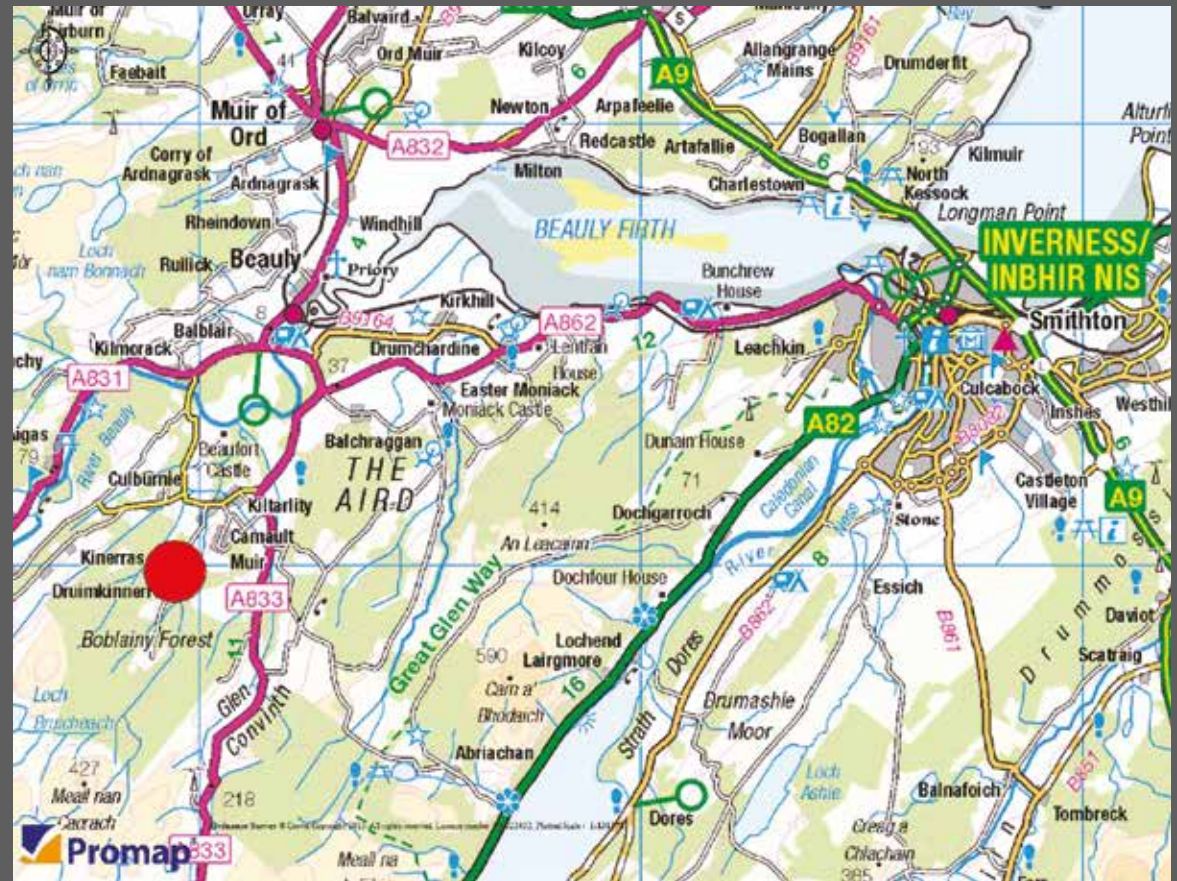
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### Directions

From Inverness take the A862 towards Beaulieu. After about 10 miles turn left along the A833 signposted for Kiltarlity and Drumnadrochit. After around 2 miles turn right into Kiltarlity and continue through the village. On the outskirts of the village turn left signposted Clunevackie. Carry on up this road for around 1.2 miles where you will find the property located on the left hand side.



### Inverness

9-11 Bank Ln, Inverness-Shire IV1 1WA

**01463 719171**

inverness@struttandparker.com  
struttandparker.com

50 offices across England and Scotland,  
including 10 offices in Central London

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