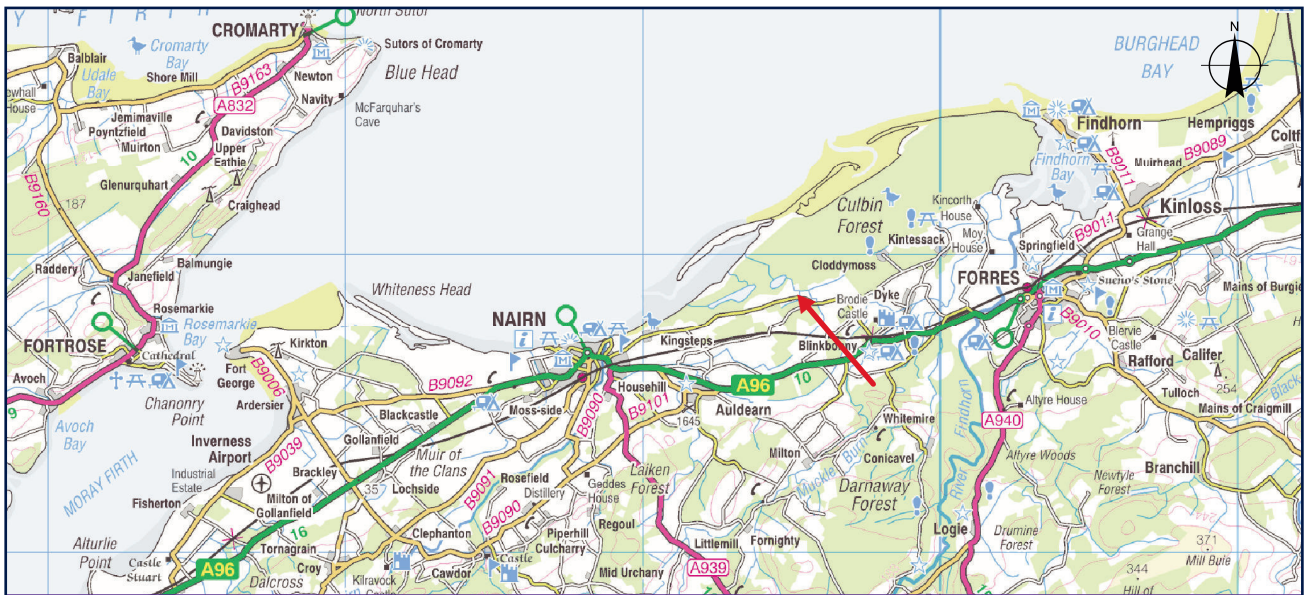


BOWLTS



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Seafield of Raigmore
Inverness, IV2 7PA
Tel 01463 235753
Fax 01463 235838



Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
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We have gathered a team of knowledgeable, experienced and enthusiastic individuals who are dedicated to providing clients with the highest possible quality of service, reliability and attention to detail in all aspects of property management.



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REQUIREMENTS OF WRITING (SCOTLAND) ACT 1995

These particulars and any representations made by either Messrs Bowlts or the Vendors shall not be binding on Messrs Bowlts or the Vendors whether acted on or otherwise, unless the same satisfies the requirements of Section 3 of the Requirements of Writing (Scotland) Act 1995.

Whilst we use our best endeavours to make our particulars of sale reliable, if there is any point which is of particular interest and importance to you, please contact this office. We can check the information for you, particularly if you are contemplating travelling some distance to view the property.

ADN/NH 3144
Prepared 20th June 2018

01343 890400
www.bowlts.com



Nairn 4 miles

Forres 5 miles

Inverness 21 miles

TO LET

COTHILL FARMHOUSE

LOCHLOY, NAIRN

Three/four bedroom traditional farmhouse set in an attractive rural location between Nairn and Brodie.

Offers in excess of £860 per month.

DIRECTIONS

Heading east from Nairn on the A96, turn left onto Lochloy Road signposted to Kingsteps and follow this road for approximately five miles.

If heading west from Forres on the A96, turn right at Brodie, over the level crossing and follow this road for approximately one mile. At the T-junction, turn left and follow this road straight along for a further mile.

A location plan is included at the rear of these particulars.

AMENITIES

Nairn is a peaceful seaside town, approximately 21 miles east of Inverness and has excellent primary and secondary schools, shops, sports facilities, etc.

Inverness, the Capital of the Highlands, has a wider range of services, as well as hospital, theatre, cinemas, further education facilities, a mainline railway station and airport.

SERVICES

The property is connected to mains water and mains electricity. Drainage is via a private septic tank.

GARDEN

Cothill Farmhouse benefits from a good sized area of enclosed garden ground to the front and the rear of the property.

The property has a separate, secure garage available for storage and a driveway.

ENERGY PERFORMANCE INDICATOR

The Energy Performance indicator for this property is Band E (43).

LANDLORD REGISTRATION

Landlord Registration 392421/270/25551.

ACCOMMODATION

The property was refurbished throughout around four years ago with a new kitchen, bathroom and WC/shower room and is carpeted throughout.

Accommodation comprises:-

- Three bedrooms
- Study/playroom/fourth bedroom
- Kitchen
- Dining room
- Lounge
- Upstairs bedroom
- Downstairs WC/shower room

The property has oil fired central heating and is double glazed.

COUNCIL TAX

The property is within Band E. The 2018 and 2019 charges for Highland Council are £1,621.10 and a water charge of £247.39.

POSTCODE

The postcode for the property is IV12 5LE.

LOCAL AUTHORITY

The Highland Council
Council Offices
Glenurquhart Road
INVERNESS, IV3 5NX

Tel: (01463) 702000
Fax: (01463) 223001

VIEWING

Viewings can be arranged through the offices of Messrs Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: (01343) 890400. Fax: (01343) 890222. Email: mail@bowlts.com. Please note that viewings must be by prior appointment only.

RENT AND DEPOSIT

Offers are invited in excess of £860 per month.

A deposit equal to two months' rent will be payable prior to entry.

CREDIT SEARCH

A credit application form is required to provide personal details in order to carry out a credit search.

ENTRY

Entry will be granted to the successful applicant by arrangement after 1st August 2018.

CONDITIONS OF LET

Cothill Farmhouse is offered for let on a Private Residential Tenancy (PRT).

The successful tenant will be required to sign a Lease of the subjects in accordance with the Private Housing (Tenancies) (Scotland) Act 2016. Full details about Private Residential Tenancies are given on the Scottish Government website under Private Residential

Tenancies: Information for Tenants. You are advised to read this information before agreeing to take the tenancy.

Under the Private Housing (Tenancies) (Scotland) Act 2016, the rent that the tenant is required to pay is negotiated between the landlord and the tenant. In addition to the rent, the tenant will be responsible for the payment of rates or Council Tax, telephone charges, taxes and service assessments (including water rates, if any) incurred during the tenancy.

A copy of the Lease which the successful tenant will be required to sign is available for inspection at the offices of Messrs Bowlts, Chartered Surveyors.

The successful tenant will not be permitted to keep any animals on the subjects of let without the prior agreement of the landlord.

The agent acting on behalf of the landlord will adhere to the Letting Agent Code of Practice (Scotland) Regulations 2016 and a copy of this is available at your request.

It is declared that the property is owned by a relative of a member of Bowlts Chartered Surveyors' staff.

