



Nairn 3 miles

Inverness 22 miles

BOGSIDE OF BOATH FARMHOUSE

BY AULDEARN, NAIRN

A spacious, recently upgraded, three bedroom farmhouse set in a rural location.
Landlord Registration 46279/270/26070. EPC Band F(33).

Offers invited in the region of £750 per month.

DIRECTIONS

From Nairn, take the A96 heading for Forres. On the Auldearn bypass, take the left turning sign-posted for Boath. Follow this road for approximately one third of a mile, take the unsigned left turning. Follow this road for approximately 150m and the access to Bogside of Boath is on the left hand side. The house is adjacent to a redundant agricultural steading.

From Forres, follow the A96 as far as Auldearn, and then once on the Auldearn bypass, follow the directions above.

A plan is included at the rear of these particulars.

AMENITIES

Nairn is a peaceful seaside town, approximately 16 miles east of Inverness and has excellent primary and secondary school, shops, sports facilities, etc.

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

VIEWING

Viewing 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.

LOCAL AUTHORITY

The Highland Council
Council Offices
Glenurquhart Road
Inverness
IV3 5NX

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

ACCOMMODATION

A spacious 1½ storey traditional farmhouse benefitting from oil fired central heating and new floor coverings throughout. Accommodation comprises:-

- *Kitchen (5.71m x 2.44m)*

Newly renovated kitchen with selection of new fitted floor and wall mounted units, stainless steel 1½ bowl sink with draining board. Connection for dishwasher, stainless steel cooker hood and splashback with space for cooker. Door leads to adjoining pantry which provides useful storage space.

- *Reception Room 1 (4.16m x 3.12m)*

Traditional combined open fireplace and stove, cupboard housing hot water tank, phone point, door leading to adjoining small room which would be useful as an office/study.

- *Hall (3.69m x 2.08m)*

With door and stairs leading to:-

- *Attic Room*

Useful attic room providing either play area or office/study space.

- *Reception Room 2 (4.88m x 4.16m)*

Open fireplace with tiled surround and hearth.

- *Bathroom (4.16m x 2.49m)*

Bath, wash hand basin and WC with separate cubicle shower, Mira electric shower, vinyl floor. Space under stairs for washing machine with water and drainage connections.

- *Front Porch*

- *Reception Room 3/Bedroom 3 (4.90m x 4.00m)*

Stairs leading to:-

- Bedroom 1 (4.70m x 4.16m)
- Bedroom 2 (4.66m x 4.08m)

NB: all measurements approximate.

COUNCIL TAX

The property is within Band E. The 2017/18 Council Tax charge is £1,817.43 per annum, inclusive of Scottish Water charges.

SERVICES

The property is served by mains electricity and mains water. Drainage is to a private septic tank.

GARDEN

The property benefits from a large enclosed garden, mainly down to grass with a number of mature apple trees.

RENT

Offers are invited in the region of £750 per month.

Interested parties should complete the offer to let and personal details form enclosed. This form should be returned to Bowlts Chartered Surveyors.

DEPOSIT

A deposit equivalent to two months' rent will be payable. The deposit will be lodged with Safe Deposits Scotland

ENTRY

Entry will be granted to the successful applicant by arrangement.

CONDITIONS OF LET

Bogside of Boath Farmhouse is offered for let on a Short Assured Tenancy, initially for a period of six months, which term may be renewable. The successful tenant will be required to sign a Lease of the subjects in accordance with the regulations contained in the Housing (Scotland) Act 1988.

Please note that under a Short Assured Tenancy (provided the conditions of the tenancy are adhered to) the tenant is entitled to remain in occupation of the dwelling house for the period specified in the lease. At the end of this period, the landlord has an absolute right to repossess the subjects if he/she so wishes.

Full details about Short Assured Tenancies are given in the Scottish Executive's booklet entitled "Assured Tenancies in Scotland", available on the Scottish Government website. You are strongly advised to read this booklet before you agree to take a Short Assured Tenancy.

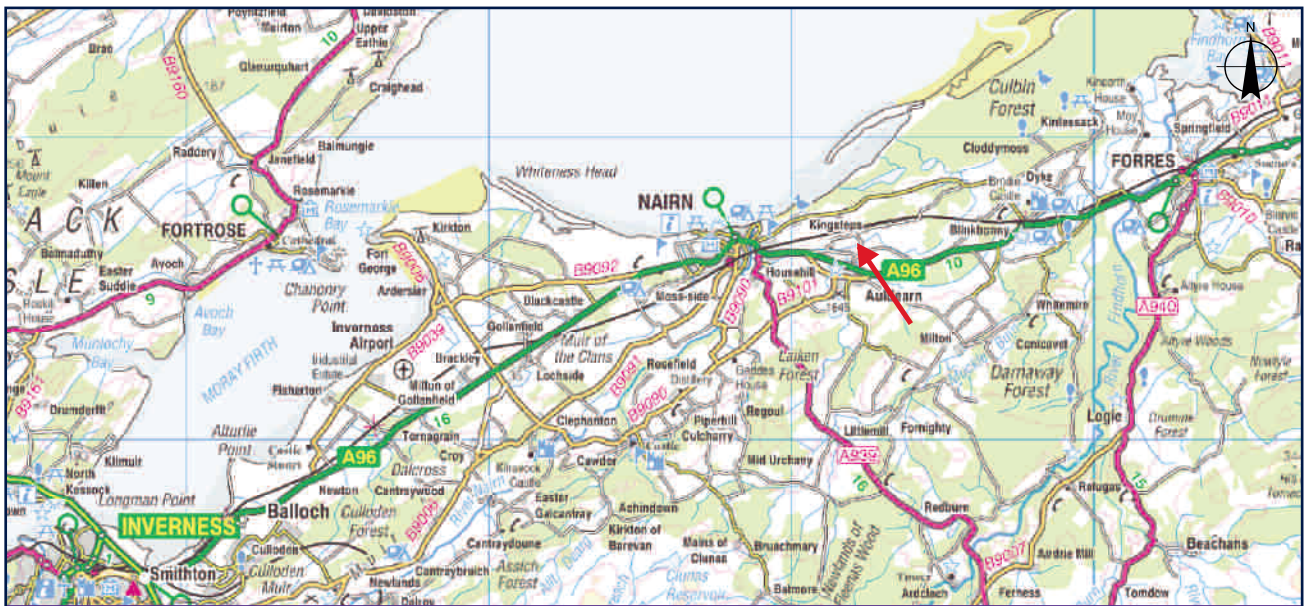
Under the Housing (Scotland) Act 1988 the rent that the tenant is required to pay is negotiated between the landlord and the tenant.

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 this office. The lease will be granted for an initial period of six months, but there may be an opportunity of extending beyond this period subject to negotiation and circumstances prevailing at the termination of this period.

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

BOWLTS



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- b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- c) no person in the employment of Bowlts has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Bowlts or the Vendors or the Lessors of this property.

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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.

AGD/PC/AM BOB/17
Prepared 21st September 2017

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www.bowlts.com