



Dores 4½ miles

Inverness City Centre 4 miles

TO LET

## CULLAIRD FARMHOUSE

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**SCANIPORT, INVERNESS**

A newly refurbished, comfortable four bedroom detached house in a sought after rural location, offered to let on a Short Assured Tenancy.

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Offers invited in the region of £1,150 per calendar month.

# BOWLTS

## DIRECTIONS

Cullaird Farmhouse is situated four miles south-west of Inverness. Follow the B862 road from Inverness towards Dores. Approximately 1½ miles from the Holm roundabout, adjacent to a white cottage, take the left-hand turn onto a private farm road, signed Cullaird. The house is situated at the end of this track.

## SERVICES

The property is connected to mains electricity. Water is from a private borehole supply. Drainage is via a private septic tank.

## GARDEN

The property benefits from a large garden, laid out mainly to lawn, with a gravel parking area.

## ENERGY PERFORMANCE INDICATOR

The Energy Performance indicator for this property is Band D (67).

## LANDLORD REGISTRATION

The Landlord Registration No for the landlord of this property is 46479/270/26480.

## COUNCIL TAX

The property is within Band E. The 2017/18 Council Tax charge is £1,573.89 per annum.

## POSTCODE

The postcode for the property is IV2 6DL.

## LOCAL AUTHORITY

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

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

## ACCOMMODATION

Cullaird Farmhouse has recently been completely refurbished to a high standard and offers comfortable accommodation. The property benefits from double glazing, oil central heating and new floor coverings throughout. The accommodation comprises:-

- *Back Entrance Hall/Utility Room (3.97m x 1.43m)*  
Worktop with spaces below and plumbing for washing machine and tumble drier.
- *Kitchen/Family Room (7.60m x 4.33m)*  
Well appointed kitchen with integrated oven, hob and extractor fan, range of floor and wall mounted units, large work surface area, stainless steel sink and draining board, space for dishwasher. Ample space for family living with TV point and wood burning stove. Patio doors leading to garden.
- *Front Entrance Hallway (1.73m x 1.07m)*
- *Hallway (3.32m x 1.73m)*
- *Public Room (4.28, x 4.19m)*  
Good sized room, suitable as lounge or formal dining room.
- *Bedroom 3 (3.55m x 3.41m)*  
TV point.
- *Bedroom 4 (3.89m x 3.83m)*  
TV point.
- *Downstairs Bathroom*



Over-bath shower, WC and sink, all in white with chrome fittings, cupboard housing hot water tank and storage space.

Stairs, with under-stair storage cupboard, leading to:-

- *Hallway (3.49m x 2.00m)*
- *Shower Room (2.94m x 2.20m)*  
WC, sink, corner shower enclosure, all in white with chrome fittings, Velux window, wall mounted towel rail.
- *Bedroom 2 (4.33m x 3.85m)*  
TV point.
- *Bedroom 1 (Master Bedroom) (4.49 m x 4.37m)*  
Built-in wardrobe with hanging rail and shelves, TV point.

All internal measurements are approximate and should be used as an indication only.

## 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](mailto:mail@bowlts.com).

Please note that viewings must be by prior appointment only.

## RENT AND DEPOSIT

Offers are invited in the region of £1,150 per month. A deposit equivalent to two months' rent will be payable. Interested parties should complete the offer to let and credit reference forms provided. These forms should be returned to Bowlts Chartered Surveyors.

## CREDIT SEARCH

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

## ENTRY

Early entry is available and will be granted to the successful applicant by arrangement.

## CONDITIONS OF LET

No smoking is permitted within the property. Pets are strictly by arrangement only.

Cullaird Farmhouse is offered for let on a Short Assured Tenancy, initially for a period of six months and month to month thereafter until terminated by either party giving to the other at least two months' written notice.

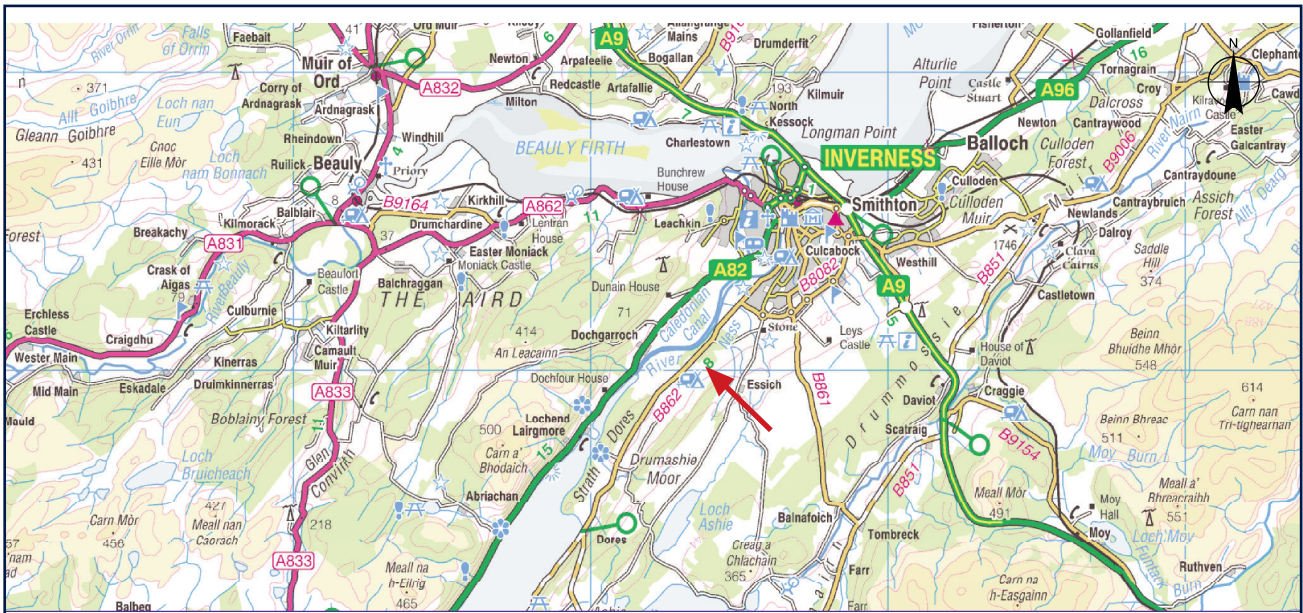
Please note that under a Short Assured Tenancy (provided the conditions of the tenancy are adhered to) the tenant is entitled to remain in occupation of the dwelling house for the period specified in the Lease. At the end of this period, however, the landlord has an absolute right to repossess the subjects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

In addition to the rent, the tenant will be responsible for the payment of all outgoings, including Council Tax, telephone charges and any service assessments incurred during the tenancy. This will include an annual water charge payable to the landlord in respect of the private borehole supply. The current charge is £121.77 per annum, reviewed annually.

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



# BOWLTS



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## IMPORTANT NOTICE

Bowlts for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- 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.

It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

### 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.

**PC/AM 0943**  
**Prepared 29th September 2017**

**01343 890400**  
**www.bowlts.com**