



Nairn 7 miles

Inverness 20 miles

TO LET

KEPPERNACH FARMHOUSE

CAWDOR, BY NAIRN

A three bedroom, detached house in a rural location.
EPC - Band E(49) :: Landlord Registration No: 37319/270/21510

Offers invited in the region of £1,300 per month.

DIRECTIONS

Keppernach Farmhouse is situated approximately two miles from Littlemill on the A939 Nairn to Granttown Road.

Take the turning in Littlemill and continue for a mile and a half until you reach a T-junction. Take a left turn and continue for approximately one mile, and take a left turn, signposted "Keppernach". Follow the farm track until you reach the property on the left.

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.

LOCAL AUTHORITY

The Highland Council
Council Offices
Glenurquhart Road
Inverness
IV3 5NX
Tel: (01463) 702000

COUNCIL TAX

The property is within Band E. The 2024/25 charges, including water charges, are £2,542.98.

SERVICES

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



ACCOMMODATION

The accommodation comprises:-

- *Back Hallway Porch (1.35m x 2.51m)*
- *Back and Front Hallways*
- *Kitchen (4.15m x 4.57m)*
Newly upgraded kitchen with selection of floor and wall mounted units, built in AEG oven and hob with stainless steel extractor hood above. Space for dishwasher and washing machine. Space for dining table.
- *WC*
Toilet and wash hand basin in white with chrome fittings.
- *Boiler Room*
Houses central heating boiler and hot water tank with space for storage and coat hooks, etc.
- *Lounge (4.58m x 4.19m)*
Woodburning stove, storage cupboard, alcove with half cupboard/half shelved.
- *Front Entrance Porch (1.41m x 1.50m)*
- *Bathroom (2.75m x 2.37m)*
Bath with shower above, sink and toilet, all in white with chrome fittings, extractor fan and shaver light.
- *Public Room 2/Bedroom 4 (3.90m x 4.40m)*
With shelved storage cupboard.

Stairs leading to:-

- *Bedroom 1 (East) (4.58m x 4.20m)*
Built in single wardrobe with shelf and hanging rail.
- *Bedroom 2 (West) (4.59m x 4.00m)*
Built in single wardrobe with shelf and hanging rail.
- *Bedroom 3 (2.39m x 3.45m)*

The property benefits from oil central heating and double glazing throughout.

POSTCODE

The postcode for the property is IV12 5UX.

GARDEN

The property has a garden to the front, mostly laid to lawn and a gravelled area to the rear of the property.



VIEWING

Viewing can be arranged through the offices of Bowlts, Chartered Surveyors, Barnhill, Pluscarden, by Elgin, Moray, IV30 8TZ. Tel: 01343 890400. Email: properties@bowlts.com.

Please note that viewings must be by prior appointment only.

RENT

Offers are invited in the region of £1,300 per month. Interested parties should complete an offer to let and credit reference forms, which are available upon request from Bowlts Chartered Surveyors. These forms should be returned to Bowlts Chartered Surveyors.

DEPOSIT

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

ENTRY

Entry will be granted to the successful applicant by prior arrangement.

LANDLORD REGISTRATION

The Landlord Registration Number for the landlord of this property is 37319/270/21510.

ENERGY PERFORMANCE INDICATOR

The Energy Performance Indicator for this property is E(49).

CREDIT SEARCH

A credit application form is required to provide personal details in order to carry out a credit check. In the case of joint tenants, checks will be carried out on each individual named.

CONDITIONS OF LET

Pets will only be permitted with the prior agreement of the landlord. It should be noted that garden grounds are not fully enclosed and the property is situated within close proximity of a working farm.

Keppernach 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 and all utility bills incurred during the tenancy.

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

No smoking is permitted within the property.

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 upon request.

ANTI-MONEY LAUNDERING

Bowlts Chartered Surveyors are committed to fulfilling their obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing. Prospective tenants will be asked to provide identification sufficient to satisfy these regulations and candidates progressed will be subjected to a third party credit check.



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400



TPOS Membership No: T02079
 Letting Agent Registration No: LARN1901018

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PROPERTY MISDESCRIPTIONS ACT

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.

MM CMT/88 - Last Updated 25th November 2024