



Nairn 6 miles

Inverness 22 miles

## ACHNATONE FARMHOUSE

### LITTLEMILL, BY NAIRN

A three/four bedroom traditional farmhouse set in an attractive rural location.

EPC Band E(40) :: Landlord Registration No: 37319/270/21510

Offers invited in the region of £1,250 per month.

## DIRECTIONS

From Nairn, take the A939 (signposted Grantown-on-Spey). Follow this road for approximately six miles, carrying on past the small hamlet of Littlemill. Achnatone Farmhouse is approximately  $\frac{3}{4}$  of a mile past Littlemill on the right hand side and is signposted "Achnatone Farm".

See plan 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 schools, 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  
Fax: (01463) 223001

## COUNCIL TAX

The property is within Band D.

## SERVICES

The property is connected to mains water and mains electricity.

Drainage is via a private septic tank.

## POSTCODE

The postcode for the property is IV12 5PU.

## GARDEN

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

At the rear of the property is a gravel driveway.

There is a relatively new 8 x 6ft wooden shed with adjoining log store. The oil tank for the central heating is located to the side of the property.

## ACCOMMODATION

Achnatone Farmhouse is largely double glazed and also benefits from oil fired central heating throughout.

- *Back Entrance Hallway (2.25m x 1.55m)*  
Radiator, single pendant light, vinyl floor covering.
- *Utility Room (2.70m x 2.00m)*  
Central heating boiler and hot water storage tank, single pendant light, plumbing for washing machine.
- *Small Hallway (2.10m x 1.45m)*  
Telephone point, single pendant light, coat hooks, electricity fuse board, vinyl floor covering.
- *Bathroom (2.75m x 1.80m)*  
Bath, WC and sink, all in white with chrome fittings, shower above bath, radiator, single pendant light.
- *Kitchen (3.80m x 3.40m)*  
Range of both floor and wall mounted kitchen units, large work surface area, stainless steel sink and draining board, radiator, cooker point, strip light, plumbing for washing machine/dishwasher. Vinyl floor covering.
- *Downstairs Hallway*  
Radiator, understair cupboard, large storage cupboard with wooden shelving, floor carpeted.
- *Living Room (4.80m x 4.10m)*  
Laminate flooring, open fireplace, shelved alcove, two radiators, TV point, single pendant light.
- *Public Room/Bedroom 4 (4.85m x 3.90m)*  
Two radiators, single pendant light, telephone point, shelved alcove, floor carpeted.
- *Front Porch*  
Small entrance porch with storage cupboards.

Stairs leading to:-

- *Landing*  
Radiator, double glazed skylight window, single pendant light, floor carpeted.
- *Bedroom 1 (4.85m x 4.00m)*  
Radiator, single pendant light, floor carpeted.
- *Bedroom 2 (4.70m x 2.60m)*  
Radiator, single pendant light, ornamental open fireplace, floor carpeted.
- *WC (2.00m x 1.95m)*  
WC and wash hand basin in white with chrome fittings, single radiator, skylight window.

- *Bedroom 3 (5.50m x 4.30m)*  
Radiator, single pendant light, storage cupboards, floor carpeted.

NB: all measurements approximate.

## 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](mailto:properties@bowlts.com). Please note that viewings must be by prior appointment only.

## RENT

Offers are invited in the region of £1,250 per month. Interested parties should complete 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 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(40).

## CREDIT SEARCH

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

## CONDITIONS OF LET

Pets will only be permitted with the prior agreement of the landlord.

Achnatone 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.

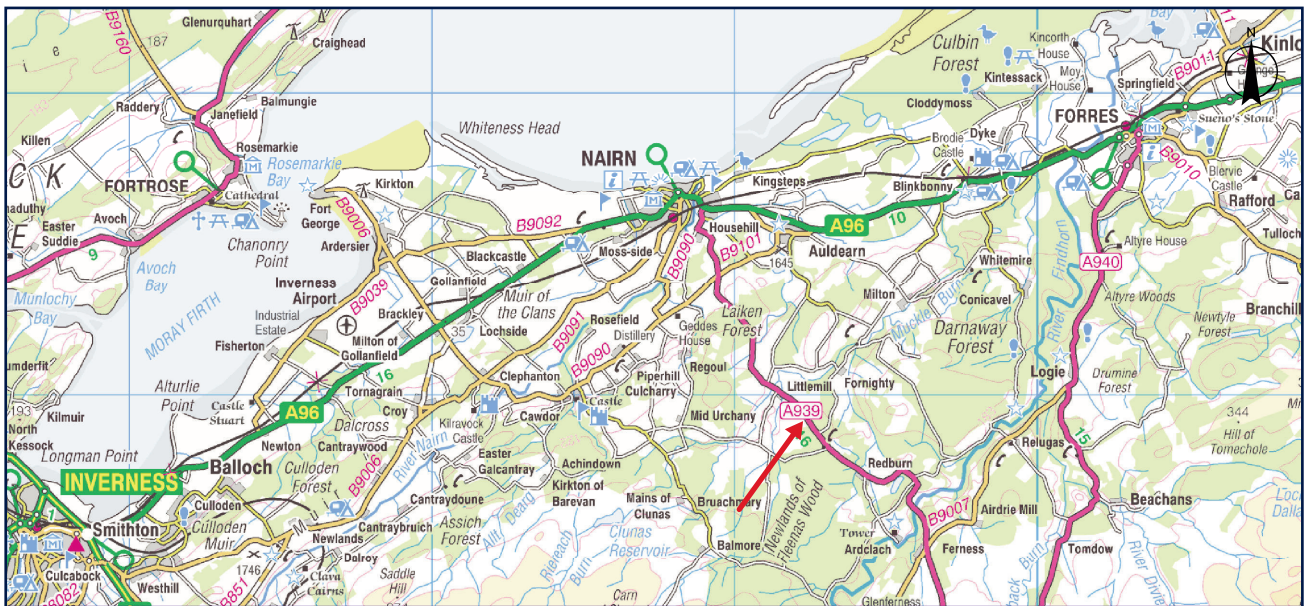
The agent acting on behalf of the landlord will adhere to the Letting Agent Code of Practice (Scotland) Regulations 2016 and a copy of this is available upon request.

## 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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- Forestry • Valuations • Architectural and Building Services • Planning and Development •
- Land Survey and Mapping Services • Environmental and Conservation Services •

#### 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.

**AGD/MM CMT/99 - Last Updated 10th August 2023**