



Cawdor 3 miles

Nairn 7 miles

Inverness 17 miles

TO LET

TOMCLUICH FARMHOUSE

NEAR CAWDOR, NAIRN

A very attractive three bedroom farmhouse situated in a peaceful location near the historic village of Cawdor.

EPC - Band D (62) :: Landlord Registration No: 37319/270/21510.

Offers invited in the region of £900 per month.

DIRECTIONS

From the B9090 in Cawdor village, turn south onto the small single track road that passes the Cawdor Castle entrance. Follow this road for approximately 2½ miles, passing the junction to Little Urchany on the way. Turn second left after Little Urchany onto a straight single-track road. Follow this road for approximately ½ mile before forking slightly right onto a track that passes Tomcluich Steading on the left. Tomcluich Farmhouse is the first property on the right down this track.

AMENITIES

Cawdor is a small village with basic services, including primary school, village shop and pub.

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



ACCOMMODATION

Please note that this property was renovated in 2016, with a new fitted kitchen and bathroom, double glazed windows throughout (except utility room), flooring throughout and is in good decorative order.

- *Back Entrance Porch*
Large porch with windows to back, coat hanging space, doors leading to kitchen and utility room, overhead skylight.
- *Utility Room*
Windows to back and side, oil boiler, sink, range of floor mounted units, space for appliances, door to back entrance porch.
- *Kitchen*
Window to back, fitted kitchen, range of wall and floor units, tiled splashback, cooker extractor hood, space for appliances, door through to sitting room.
- *Sitting Room*
Windows to side and back, brand new wood burning stove, doors leading to kitchen, hall, study/office or single bedroom.
- *Study/Office or Single Bedroom*
Window to back porch, sloping ceiling under stairs, door to sitting room.
- *Hall and Front Porch*
Stairs leading to first floor, double doors to front porch which has windows on both sides and double doors out into garden, doors to sitting room and lounge.
- *Dining Room or Double Bedroom*
Windows to side and front, open fireplace, door to hall.

The hall provides access to the first floor landing and:-

- *Double Bedroom 1*
Dormer window to front, coombed ceiling, recessed downlights, built-in storage cupboard with hanging rail and shelf, door to landing.

- *Double Bedroom 2*
Dormer window to front, coombed ceiling, recessed downlights, built-in storage cupboard with hanging rail and shelf, door to landing.
- *Bathroom*
Window to back, WC, sink, shaver light, bath, separate shower cubicle with electric shower, door to landing.



COUNCIL TAX

The property is within Band D.

SERVICES

The property has mains water and mains electricity. Drainage is via a septic tank.

The property benefits from oil fired central heating throughout.

POSTCODE

The postcode for the property is IV12 5SG.

GARDEN

The property has a large enclosed garden which is mostly down to grass. A relatively new 8' x 6' wooden shed with adjoining log store has been put down.

The oil tank for the central heating is located within the garden.

VIEWING

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

RENT

Offers are invited in the region of £900 per month. Interested parties should complete the offer to let form enclosed. This form should be returned to Bowlts Chartered Surveyors.

DEPOSIT

A deposit equivalent to two months' rent will be payable.

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 Band D (62).



CREDIT SEARCH

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

CONDITIONS OF LET

The successful tenant will not be permitted to keep any dogs on the subjects of let. Any other animals will only be permitted with the prior agreement of the Landlord.

Tomclulich 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.

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 upon request.

No smoking is permitted within the property.



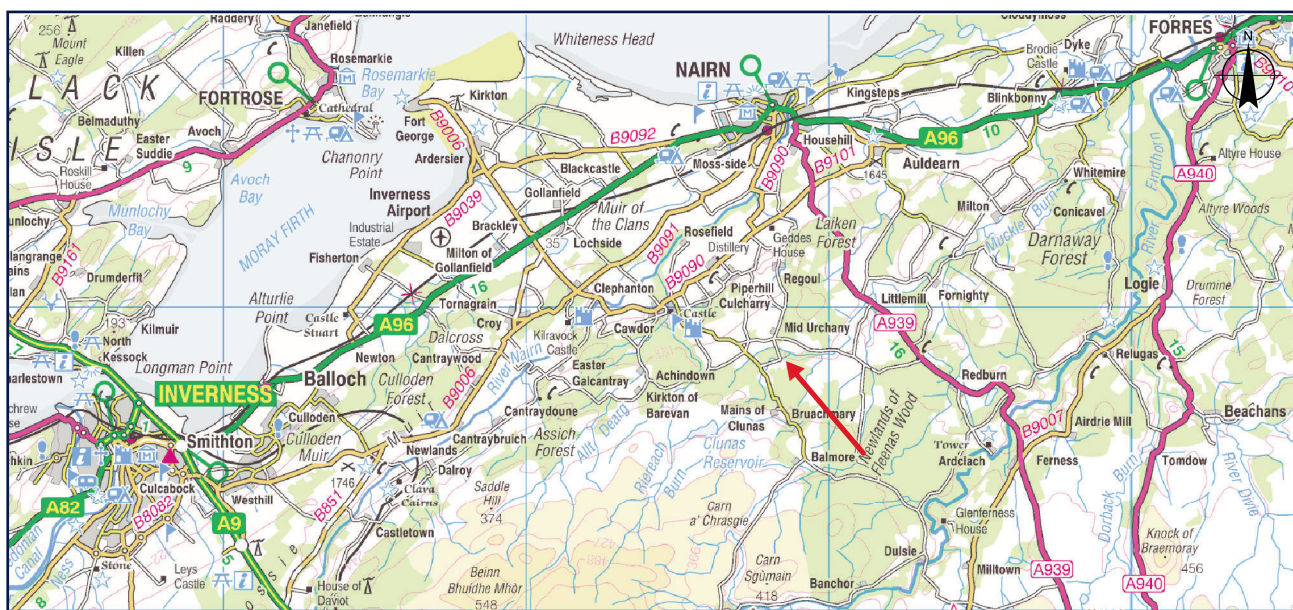
The agent acting on behalf of the landlord is required to adhere to the Letting Agent Code of Practice (Scotland) Regulations 2016 and a copy of this is available at your request.

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.



BOWLTS



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Barnhill, Pluscarden
By Elgin, Moray, IV30 8TZ
Tel 01343 890400
Fax 01343 890222



TPOS Membership No: T02079

Letting Agent Registration No: LARN1901018



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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.

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www.bowlts.com