



Glaichbea, Beaulieu, IV4 7HR

Offers Over £360,000

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PROPERTY PROFESSIONALS



- Detached Family Home In Peaceful Setting
- Detached Garage With Car Port And Workshop
- Spacious Sitting Room With Wood-Burning Stove
- Three Double Bedrooms On Attic Floor
- Triple-Glazed Timber Windows
- Surrounded By 1.34 Acres Of Garden Grounds
- Additional Timber Sheds And Wood Stores
- Ground Floor Study Ideal For Home Office
- Redundant Sauna Offers Conversion Potential
- Located Just South Of Kiltarlilly Village

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Set within over an acre of private grounds, Karelia at Glaisbea offers rural seclusion and versatile accommodation. With three double bedrooms, generous reception spaces, multiple outbuildings and a host of character filled touches, this is a property that can adapt to family life, hobbies or even working from home, all in a peaceful Highland setting.

Stepping inside, the entrance hall is bright and welcoming with wooden flooring underfoot and the staircase rising to the side. It sets the tone for the mix of clean, neutral décor and natural finishes that continue throughout the home.

The sitting room is a warm and inviting space, defined by a brick built fireplace with a wood-burning stove at its heart. Wooden flooring and a timber-clad ceiling enhance the sense of rustic Highland charm, while three large windows fill the room with natural light. The room flows directly into the dining room, where there is ample space for a full dining table and chairs. With double doors opening straight to the garden, this is an ideal setting for family meals or entertaining.

The kitchen area is generous in size, with space for either a small table or a casual seating corner. Fitted with wooden cabinets, it provides plenty of storage and preparation space, while the stainless-steel sink beneath a window and the freestanding cooker with extractor above are practical features. Neutral walls and a timber ceiling tie the space together.

The utility room enjoys additional cabinets and work surfaces that keep household essentials neatly organised. There's space beneath the counter for laundry appliances, making it a practical and efficient workspace.

Also on the ground floor is a compact study with a large window, making it ideal as a home office, craft space or hobby room.

A family bathroom completes the level, with a traditional suite of bath, sink and toilet. Tiled to mid-height with timber storage cabinets, it is practical but also offers scope for modernisation if desired.

The open-tread staircase, finished with a tartan patterned green and blue carpet, leads to the attic floor landing. Here, a small nook creates a natural reading or relaxation space, with room for a chair and coffee table beside a window.

The first of the attic bedrooms is a comfortable double with the sloping ceilings that give this floor its character. Timber panelling lines the ceiling, while white painted walls keep the space fresh. A built-in wardrobe with wooden louvre doors provides generous storage and helps maintain a clean, uncluttered feel.

A second double bedroom continues the theme, with the same sloping timber-panelled ceiling and neutral decor. It's a versatile space, equally suited as a restful bedroom or adapted for hobbies or home working. The window draws in light and offers a pleasant outlook across the grounds.

The third double room on this level also carries the same character, with its combination of timber panelling overhead and simple white walls. With good floor space and flexibility, it is ready to be styled to personal taste, whether as a guest room, a child's bedroom or another family space.

Serving this level is a practical shower room, finished with clean white tiles. It includes a toilet, a sink set into a vanity unit with storage below and a shower cubicle fitted with a mains shower. In addition, a redundant sauna remains in place, offering an unusual feature with clear potential to be reinstated or converted into another contemporary addition to the home.

Beyond the main house, Karelia truly excels. The detached garage, complete with car port and adjoining workshop, provides exceptional space for vehicles, hobbies or projects. Additional outbuildings, including timber sheds and wood stores, ensure there is no shortage of storage.

The grounds extend to approximately 1.34 acres, blending expansive lawns with mature trees, shrubs and woodland areas. A derelict croft building adds historic charm to the site, while post and wire fencing defines the boundaries. With so much outdoor space, the property is well suited to those who enjoy gardening, outdoor activities or simply the freedom of a large rural plot.

Karelia is more than a home, it's a lifestyle property offering space, privacy and flexibility in the heart of the Highlands. With multiple outbuildings, over an acre of grounds and bright, adaptable interiors, it represents a rare opportunity for families, hobbyists or anyone seeking room to grow. Contact Hamish Homes today to arrange your private viewing and see the full potential of this versatile home.

About Kiltarlity

Kiltarlity is a charming rural area offering the perfect blend of peaceful countryside living and easy access to urban conveniences. Nestled amidst gently rolling hills and traditional Highland landscapes, Kiltarlity exudes a timeless appeal that attracts those seeking a relaxed lifestyle in a close-knit community.

Residents enjoy a quiet setting where local amenities, though limited, provide essential services, while the nearby town of Beauly and the bustling city of Inverness, only a short commute away, offer a full range of shops, restaurants, healthcare facilities and cultural attractions. This connectivity makes it ideal for professionals and families alike.

For families, the area is served by well-regarded primary schools in the local community, with secondary education available in nearby towns, ensuring children receive a quality education. Transport links are robust, with major roads connecting Kiltarlity to Inverness and other key towns in the Highlands, making commuting convenient.

Whether drawn by its natural beauty, tranquil surroundings or the promise of a warm, community-focused lifestyle, Kiltarlity presents an attractive opportunity for those looking to purchase property and embrace the harmonious Highland way of life.





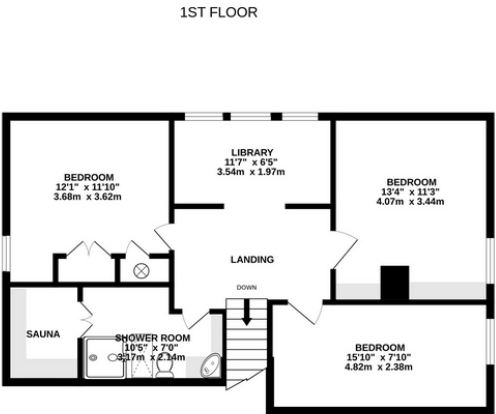
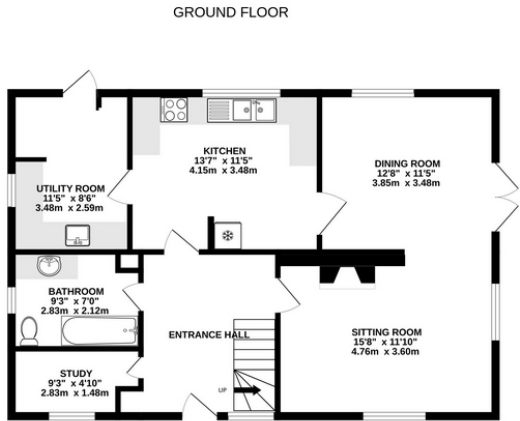
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B	85	90
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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