



## 1 RESAURIE

BEAULY, IV4 7AJ

**£300,000**  
FREEHOLD

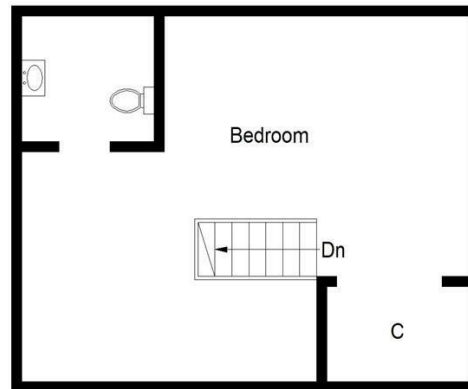
Nestled in the picturesque hamlet of Rusaurie just above Beaulay, this charming house offers a unique opportunity to embrace the beauty of the Scottish countryside. The property is set in a stunning location, providing breath taking open views that stretch over the open countryside towards the serene Beaulay Firth.



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Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1184918 / Ref:90292)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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