



## 4 Fairfield Road, Inverness, IV3 5QA

- Semi detached house
- 5 double bedrooms
- Private driveway
- Lounge
- 4 bathrooms & WC
- Gas central heating
- Kitchen
- Private front & rear gardens
- Double glazing throughout

Offers Over £375,000

An exciting opportunity to purchase a stunning home in an established residential area of Inverness. Appreciating spacious living accommodation and ornate features, this property offers an ideal family home.

Currently operating as a successful B&B, this property also offers a potential business venture for any interested party.

The ground floor accommodation comprises of the entrance vestibule, inner hallway, lounge with gorgeous bay window and feature fireplace, spacious open plan kitchen with ample storage and informal lounge space or dining area and first double bedroom with ensuite shower room, downstairs WC, and rear vestibule. On the first floor is the lower landing giving access to the family bathroom, upper landing giving access to two ensuite double bedrooms and one further double bedroom. On the third floor is the fifth double bedroom. This property also benefits from double glazing throughout and gas central heating.

Private outdoor space includes fully enclosed front and rear gardens, large outbuilding, and extensive driveway with parking for multiple vehicles.

Early viewing is advised to fully appreciate this property and its situation.

## LOCATION

This property offers a superb location within walking distance of the City Centre and the River Ness.

Inverness City Centre hosts a wide range of amenities. Nearby local amenities include convenience stores, supermarkets, post office, pharmacies, dental and doctors' surgeries, and a variety of restaurants, cafes, bars, and retail units.

Nearby leisure facilities available include Inverness Tennis & Squash Club, Eden Court Theatre, Inverness Leisure Centre, and Ice Centre. As well as the Northern Meeting Park which regularly hosts a variety of events. Pleasant walks can be found a short distance from the property along the Caledonian Canal and Ness Islands. A regular bus service with a variety of destinations across Inverness operates from several stops nearby. Other travel routes are easily accessible from the property.

Primary schooling is available at Central Primary and St Joseph's Primary, Secondary pupils would attend Inverness High School, all schools are within walking distance.

## DIRECTIONS

From Inverness City Centre cross young Ness Bridge onto Tomnahurich Street. Continue Straight through one set of traffic lights to the crossroad junction, turn right onto Kenneth Street and take the first left onto Fairfield Road. Number 4 will be on your right-hand side, clearly sign posted by a South Forrest for-sale board.

## KEY POINTS

- Ideal family home
- Generous living accommodation
- Central location
- Schools & amenities nearby
- Business opportunity

## ACCOMMODATION

### ENTRANCE VESTIBULE

5'7" x 5'4"

Front external door and glass paneled door leading to inner hallway.

### INNER HALLWAY

21'5" x 6'3" to 5'4"

Provides access to all downstairs living space and stairs to first floor.

### LOUNGE

19'7" to 14'9" x 14'2"

Bright and spacious lounge currently used as a dining area for B&B guests. Front facing bay window and side facing window creates an influx of natural light through the room. Feature gas fireplace with tiled surround and wooden mantle.



## KITCHEN

17'4" to 13'7" x 17'9"

Open plan layout with modern, wall and base wood finish cabinets, plenty worktop space with stainless steel sink with mixer tap, integrated appliances include gas hob, oven, grill, microwave, extractor and boiler. Towards the rear of the room is a space that is currently used as an informal lounge area which could also be a dining area with sliding patio doors opening into the rear garden. One shelved storage cupboard and one cupboard housing water tank. Access to rear vestibule and rear and side facing windows.



## REAR VESTIBULE

3'5" x 4'0"

Rear external door, coat hooks and access to downstairs WC.

## DOWNSTAIRS WC

4'1" x 3'9"

WC, wash hand basin and side facing frosted glass window.

## BEDROOM ONE

12'0" x 9'0" to 14'1"

Comfortable double bedroom with ensuite shower room and side facing window.



## ENSUITE ONE

6'0" x 2'6"

Shower, wash hand basin, WC and heated towel rail.

## LOWER LANDING

7'1" x 2'6"

Provides access to family bathroom.

## FAMILY BATHROOM

15'4" x 6'4"

Walk-in shower, double sink with mixer taps and vanity unit, WC, bath and rear facing frosted glass windows.



## UPPER LANDING

8'7" x 3'9"

Access to bedrooms two, three and four. Access to second floor. Large storage cupboard.

### BEDROOM TWO

12'0" to 14'0" x 9'3"

Spacious double bedroom with ensuite shower room and side and rear facing window.



### ENSUITE THREE

8'3" x 5'2"

Modern suite with shower, wash hand basin with mixer tap and storage, WC and side facing frosted glass window.



### ENSUITE TWO

7'3" x 2'6"

Modern suite with WC, shower, wash hand basin with mixer tap and heated towel rail.

### BEDROOM THREE

15'7" to 8'10" x 11'9"

Sizeable double bedroom with spacious ensuite and front facing window.

### BEDROOM FOUR

10'1" x 7'8"

Double bedroom with front facing window.



### TOP FLOOR LANDING

8'1" x 5'4"

Provides access to fifth bedroom and large storage cupboard.

### BEDROOM FIVE

16'6" x 14'2"

Generous double bedroom with open fire and rear facing window.

## EXTERNAL

### FRONT GARDEN

Fully enclosed, private front garden mostly laid to lawn with paved pathway to front door and gate to rear garden with flower bed and shrubbery border.



### REAR GARDEN

Fully enclosed private rear garden with access to outbuilding.



## DRIVEWAY

Extensive driveway with access to gardens, property and seating area. Parking space for multiple vehicles.



## EXTRAS

All fitted floor coverings, light fittings, curtain poles/tracks, curtains, blinds, and integrated appliances are to be included in the sales price.

## SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available.

## EPC BAND

EPC Band E.

## VIEWINGS

By appointment through the South Forrest Property Department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

## HSPC REFERENCE

60592.



**SouthForrest**  
Solicitors and Estate Agents

8 Ardross Terrace, Inverness, IV3 5NW

T: 01463 237171

F: 01463 243548

E: [email@southforrest.co.uk](mailto:email@southforrest.co.uk)

[www.southforrest.co.uk](http://www.southforrest.co.uk)