



29 ISLAND BANK ROAD

INVERNESS



29 ISLAND BANK ROAD, INVERNESS

A handsome B Listed, Arts and Crafts house in the Riverside Conservation Area.

City Centre 1 mile ■ Airport 10 miles

- Three Reception Rooms. 12 Bedrooms.
- Retaining many original period features.
- Established, secluded grounds.
- Basement, garden sheds and boiler room.
- Formerly a successful B&B.
- Potential as a boutique hotel or impressive family home.

About 0.43 hectares (1.05 acres) in all.

Offers over £975,000

Galbraith

Inverness
01463 224343
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 OnTheMarket



SITUATION

No 29 Island Bank Road is a handsome, B listed, Arts and Crafts house in a highly sought-after residential area of Inverness. The property is in an exceptional setting within the Riverside Conservation Area, totally secluded and lying just across the road from the River Ness and within easy walking distance of the city centre, Eden Court Theatre and Bught Park sports centre.

Inverness has all the facilities of a thriving modern city and the mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport, about a twenty minute drive away, offers regular flights to the south and Europe. The city and region benefit from continued investment with the expanding University, the recently awarded Inverness and Cromarty Firth Freeport status, and considerable growth in renewables and infrastructure. This combined with the improvements in communications and a recognised quality of life, increases demand for both permanent and temporary accommodation in the city.

The countryside of the Scottish Highlands is varied from the fertile, rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities from way-marked walks and cycle trails on the Black Isle, to skiing and adventure sports in the Cairngorms National Park.

DESCRIPTION

No 29 Island Bank Road has been in the same family since 1988 and, until 2024, it was run as a successful B&B. The house retains much of the original Arts and Crafts interior with beautifully proportioned rooms, panelling, carvings, an impressive staircase with galleried landing, and fireplaces. In order to provide B&B accommodation, some rooms have been reconfigured and extra bedrooms created however, the integrity and original structure remains intact and the old layout could be reinstated to some extent to create accommodation more suited to modern use, whether this be as a family home or boutique hotel. The house has been well-maintained and recent improvements include the installation of a modern gas-fired boiler.

ACCOMMODATION

Ground Floor – Entrance Hall. Reception Hall. Sitting Room. Dining Room. Garden Room. Office. Dining Kitchen. Utility Room. General Store. Pantry. Three Bedrooms, two en suite. Bathroom. Shower Room. Two WCs.

First Floor – Galleried Landing. Three en suite Bedrooms. Four further Bedrooms. Sewing Room. Two Shower Rooms. WC.

Second Floor – Two Bedrooms, one en suite. Games Room with en suite Shower Room. Box Room. Shower Room.

Basement – Two Rooms.



GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a gravel driveway leading to the house. The drive continues to a rear gate opening onto Drummond Crescent.

The generous, mature grounds extend to approximately 1.05 acres and provide total seclusion and privacy. The gardens are laid mainly to grass, fringed and interspersed by mixed woodland, specimen trees and shrubs. There are a number of garden stores within the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Mains gas	H	Available*	Available*	E	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

RIGHT OF ACCESS

There is a 1m wide strip of pedestrian right of access in favour of 16 Drummond Crescent.

DIRECTIONS

Exact grid location - What3Words - ///appear.misty.privately

FIXTURES AND FITTINGS

All carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

LOCAL AUTHORITY

Highland Council

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

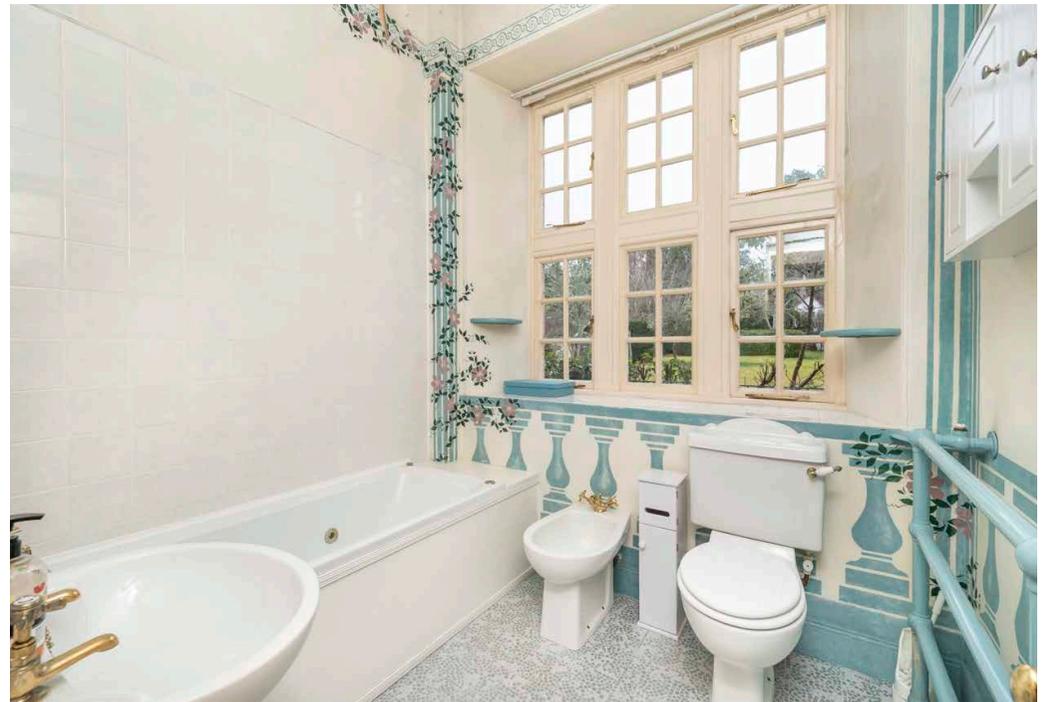
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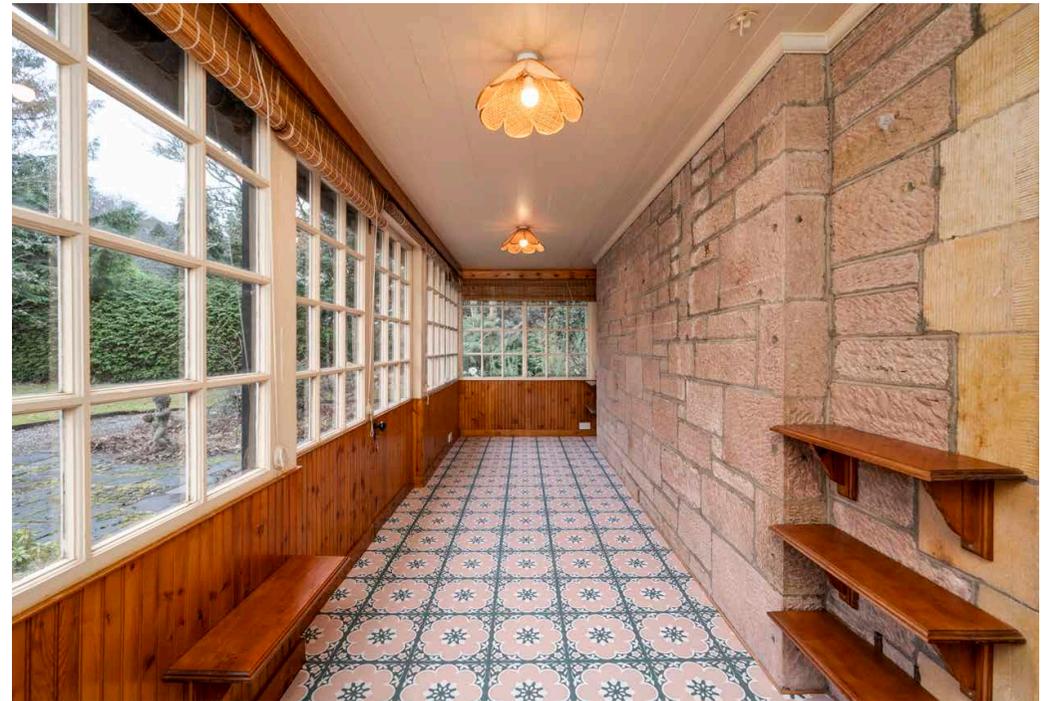
SOLICITORS

South Forrest Solicitors, Inverness Office
8 Ardross Terrace
Inverness
Highland
IV3 5NW









ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

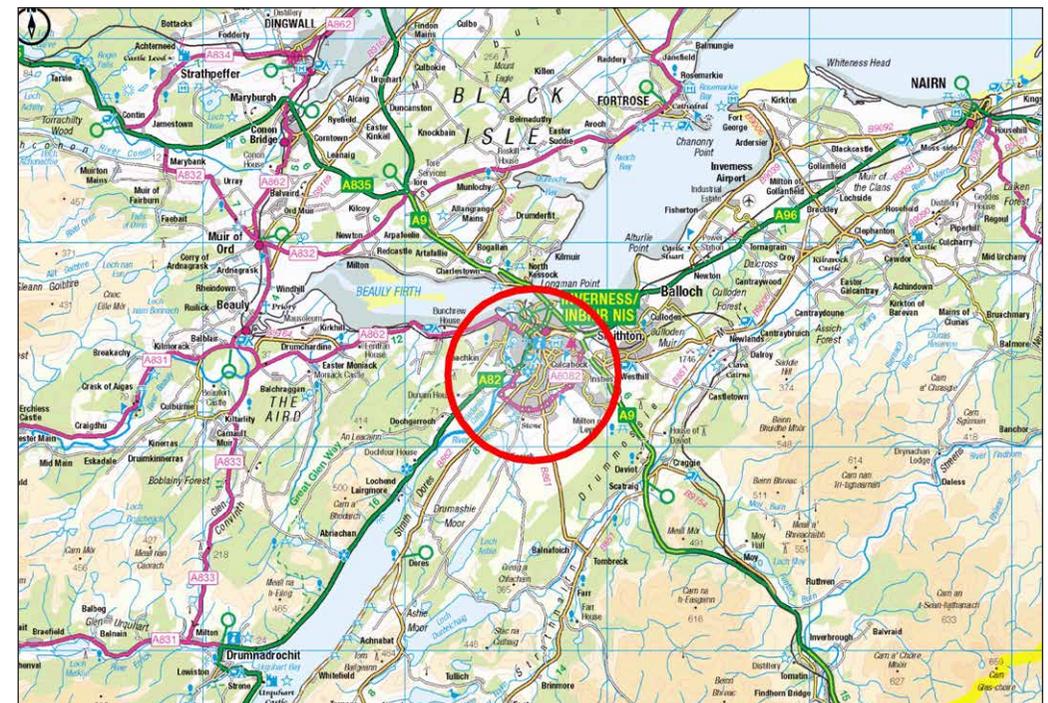
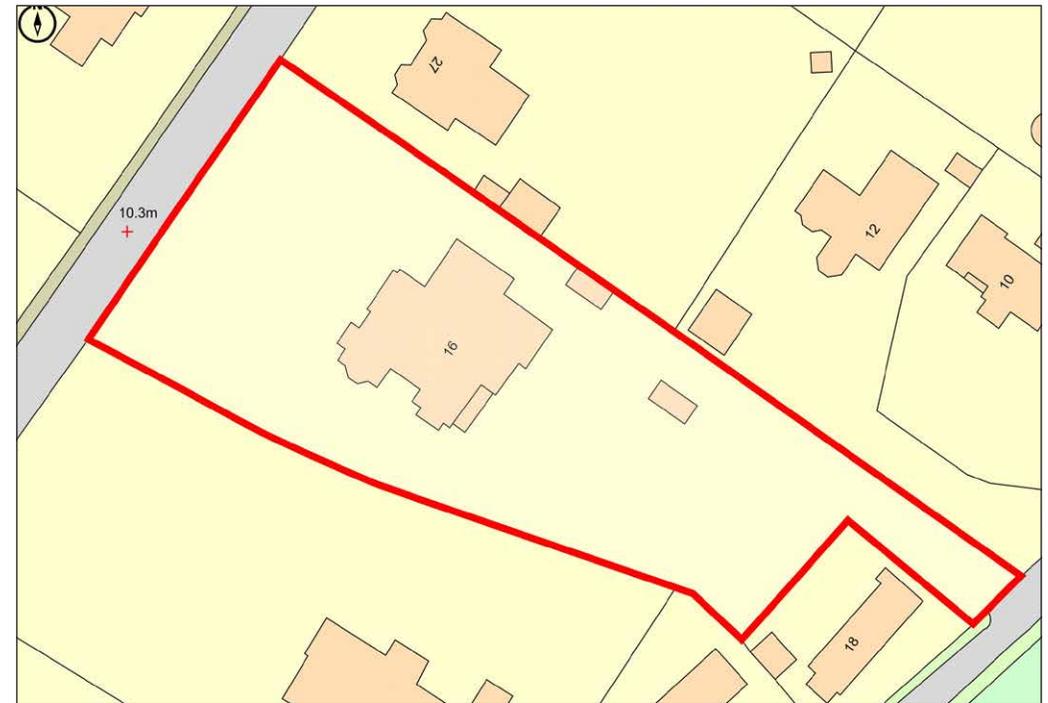
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2026.





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