



Galbraith

INVERGLEN

7 ABERTARFF ROAD, INVERNESS



INVERGLEN, 7 ABERTARFF ROAD, INVERNESS

A long-established guest house in the Crown Conservation Area.

City Centre 0.5 miles. ■ Airport 8 miles.

- Two Reception Rooms. Five en suite Bedrooms.
- Owner's suite.
- Beautifully presented and well-appointed accommodation.
- Potential to expand the business or revert to family home.
- Easily managed grounds with generous off-street parking.
- Within walking distance of the city centre, River Ness and city attractions.

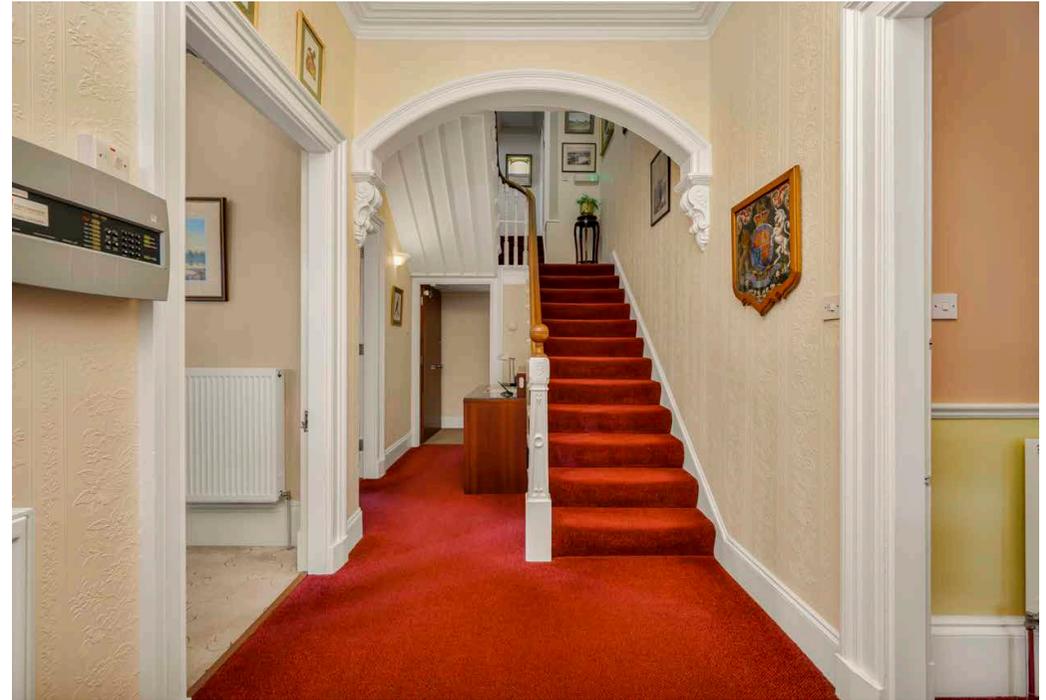
About 0.06 hectares (0.16 acres) in all.

Offers over £650,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

Inverglen is in the popular Crown Conservation Area of Inverness. The property is set on a peaceful residential street and is within close walking proximity to well regarded primary and secondary schools, the city centre and the River Ness, while there is easy access to all main routes out of the city. This long-established guest house is in one of the most desirable areas of Inverness and in an ideal location from which to grow the business or return to a family home.

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 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

Inverglen has been a guest house since the 1970's and the current owner, who purchased it in 2020, has continued to run it as such, operating for six months of the year and achieving high occupancy levels. The property has been considerably improved by the seller and this work includes upgrading and refurbishing the bedrooms and en suite shower rooms, a new kitchen, a new boiler and water tanks, new internal doors throughout, some new radiators and redecoration. In addition, the grounds have been landscaped to create a generous parking area and an immaculate setting for the house. The guest house now offers a high, hotel quality standard of accommodation with the potential to expand the business or return to residential use.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Entrance Hall. Sitting Room. Dining Room. Office/Family Room. En suite Bedroom. Dining Kitchen. Utility Room. Cold Store.

First Floor - Five en suite Bedrooms. WC. Linen Store.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a driveway leading to a parking area at the rear of the house. The grounds extend to approximately 0.16 acres.

THE BUSINESS

Inverglen Guest House has traded seasonally since 2022, achieving high occupancy levels and many repeat bookings. Turnover has been kept just below the VAT threshold. No bookings have been taken for 2026 due to personal circumstances however the business is ready to trade with all permissions and certification in place. Further information on this and the accounts will be made available to those who have formally noted interest through their solicitor.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Rateable Value	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Mains Gas	£9,450	Available*	Available*	G	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>

ASBESTOS REPORT

An Asbestos Report was carried out in 2020 and this refers to minor evidence of asbestos in the building. A copy of the report is available to interested parties who have viewed.



DIRECTIONS

Exact grid location - What3Words - ///chill.lawn.panel

FIXTURES AND FITTINGS

Inverglenn is sold fully furnished, as seen.

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

IV2 3NW

SOLICITORS

South Forrest
8 Ardross Terrace
Inverness

ANTI MONEY LAUNDERING (AML) REGULATIONS

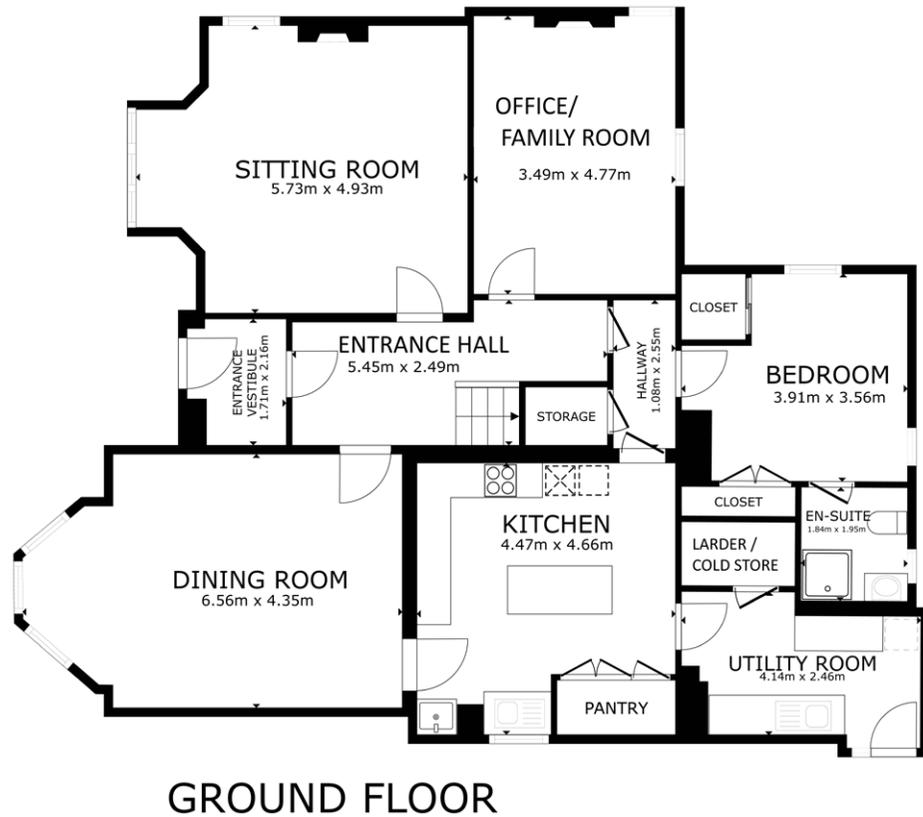
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





INVERGLEN GUESTHOUSE, ABERTARFF ROAD, INVERNESS IV2 3NW



GROSS INTERNAL AREA
 FLOOR 1 143.7 m² FLOOR 2 142.2 m²
 TOTAL : 285.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

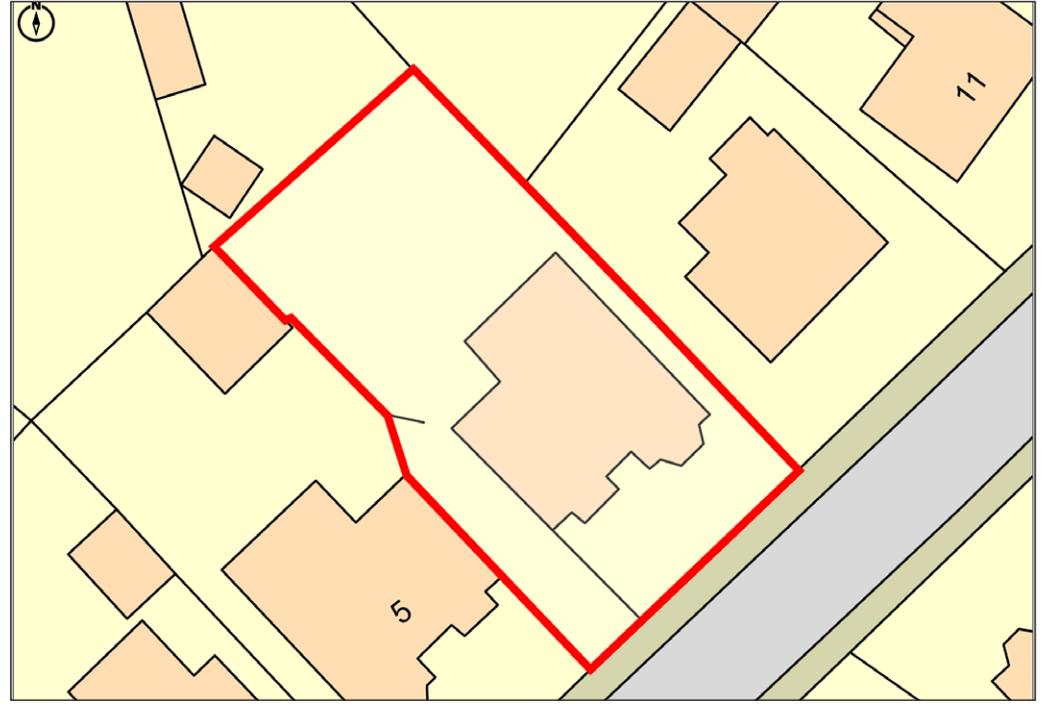


HEALTH & SAFETY

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.





Galbraith



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