



42 ISLAND BANK ROAD
INVERNESS



GLASDAIR

42 ISLAND BANK ROAD, INVERNESS.

A handsome five bedroom, riverside maisonette with income generating potential.

Inverness city centre 1.3 miles. ■ Inverness airport 11 miles.

- One reception room. Five bedrooms.
- Comfortable accommodation spread over two floors.
- Garden extending to the banks of the River Ness.
- Off-street parking.
- Bed and Breakfast potential.

About 0.76 hectares (0.18 acres) in all.

Offers Over £365,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Island Bank Road is located on the east side of the River Ness within close proximity of the city centre, and within easy walking distance of the picturesque Ness Islands and Eden Court Theatre. Inverness is a thriving modern city offering a wide range of amenities and excellent restaurants, shops and sporting facilities. 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. The surrounding countryside is unspoilt and varied from the beaches and harbours to woodland and dramatic mountain ranges. There is also an abundance of native wildlife which, together, all enhance the natural beauty of the area. The city has good communications by both road and rail, and the airport offers regular flights to the south and Europe.

DESCRIPTION

This category C-listed maisonette is situated in a sought after location on Island Bank Road having a garden which extends to the banks of the River Ness. The property boasts well-proportioned accommodation spread over two floors that includes four en-suite bedrooms and a fifth bedroom with a private shower room. Due to the location of the property and the layout of the accommodation, it holds great potential to be run as a Bed & Breakfast. 42 Island Bank Road has been within the ownership of the same family since 2004 and recent improvements have included the overhaul of the roof coverings and the restoration and painting of some of the external woodwork.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Hall. Sitting Room. Bedroom with ensuite Shower Room. Shower Room. Open plan Dining Room/Kitchen.

First Floor - Landing. Bedroom. Shower Room. Three further Bedrooms with ensuite Shower Rooms.

GARDEN GROUNDS

The property is approached from the public road to a gravel driveway and parking area to the front. The driveway leads up the side of the property to an unbounded garden to the rear comprising a further gravelled area with the remainder of the garden being laid to lawn, extending to the banks of the River Ness with views towards Whin Park and the Ness Islands. Please note the two flatted dwellings below 42 Island Bank Road have right of access over the driveway to the side of the property and the gravelled area to the rear. Attention should be paid to the site plan to fully understand the division of the garden grounds.

OUTBUILDINGS

There is a timber shed within the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Gas	Band G	Available	Band E	Freehold



DIRECTIONS

Exact grid location – What3Words - <https://what3words.com/curving.beard.shop>

MOVEABLES

All carpets, fitted floor coverings, curtains and blinds are included in the sale. Further items may be available by separate negotiation.

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 4QT

SOLICITORS

Munro & Noble
26 Church Street
Inverness
Highland
IV1 1HX

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

IMPORTANT NOTES

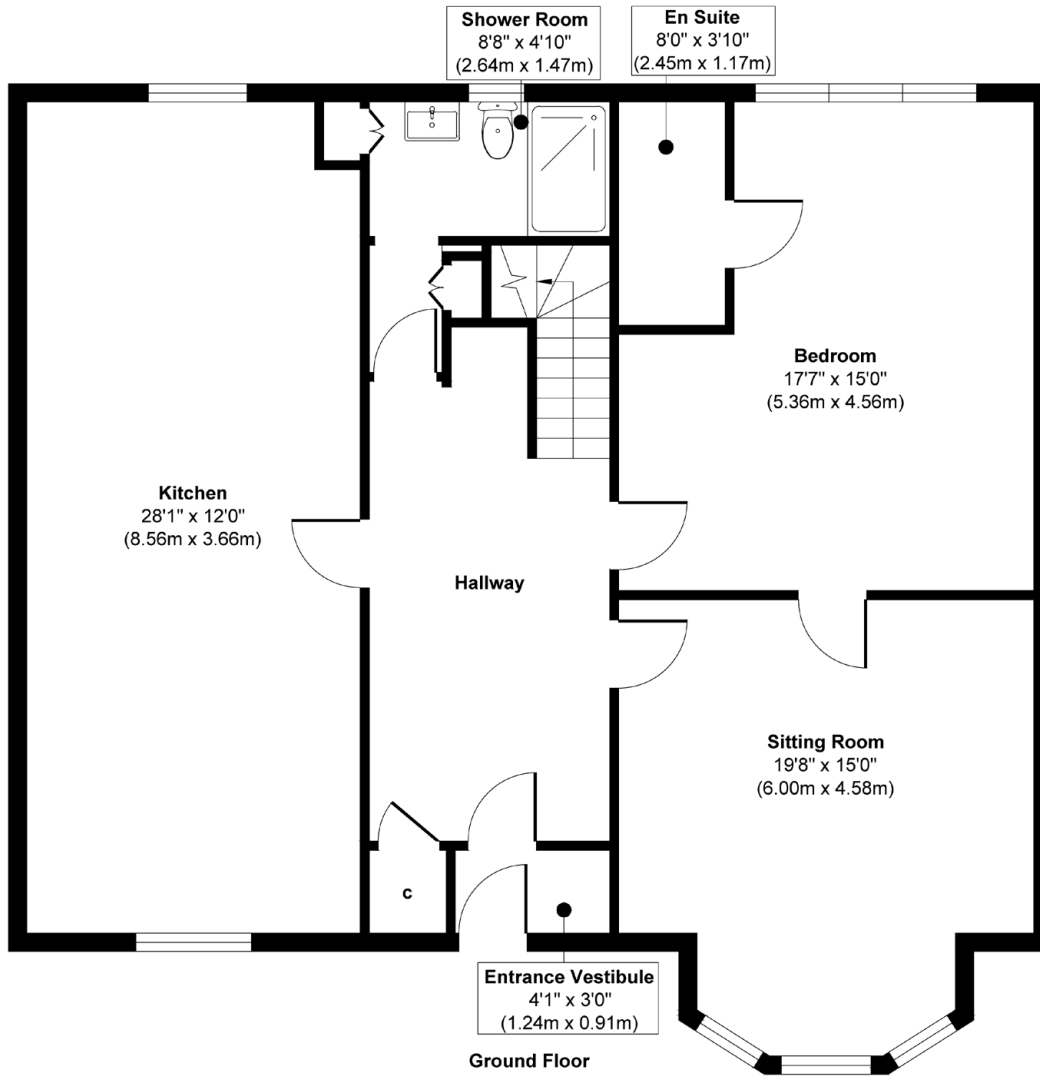
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 sales 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, together with proof of funding and identification. 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. Photographs taken in June 2023.



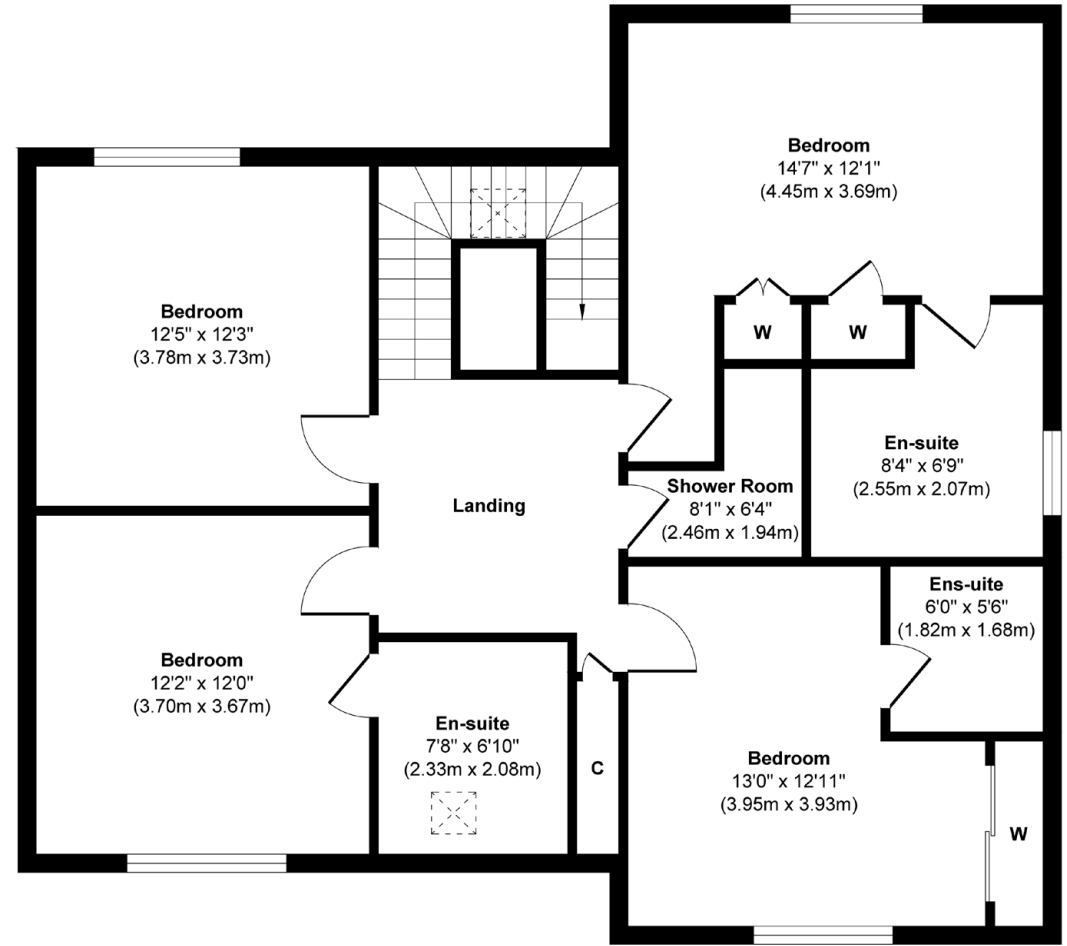




42 Island Bank Road, Inverness, IV2 4QT



Ground Floor
 Approximate Floor Area
 1122 sq. ft
 (104.29 sq. m)

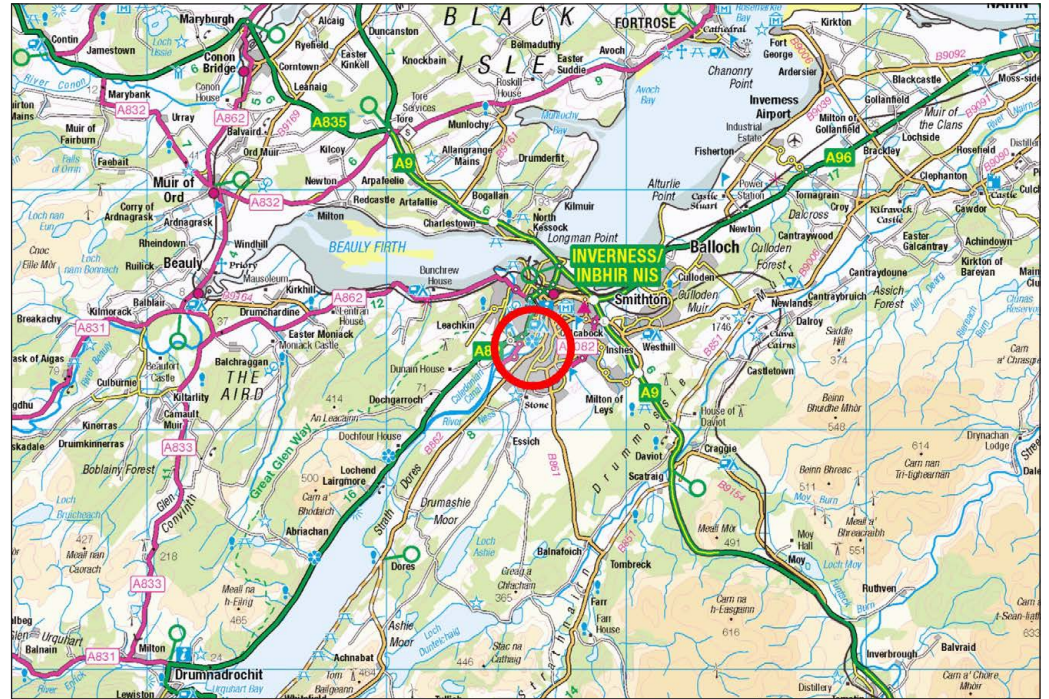


First Floor
 Approximate Floor Area
 1014 sq. ft
 (94.26 sq. m)

Approx. Gross Internal Floor Area 2136 sq. ft / 198.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property





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