

Galbraith



57 OLD EDINBURGH ROAD
INVERNESS



57 OLD EDINBURGH ROAD, INVERNESS

A delightful house on the edge of the Crown Conservation Area.

City Centre 0.8 miles. ■ Airport 10 miles.

About 0.09 hectares (0.2 acres) in all.

- One/Two Reception Rooms. Two/Three Bedrooms
- Established, sheltered garden, with sunny aspect
- Modern garden studio and summer house.
- Within walking distance of the city centre and River Ness.
- Within the Crown primary school catchment.

Offers Over £330,000



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

OnTheMarket

SITUATION

No 57 Old Edinburgh Road is in a popular residential area of Inverness. The property is in a delightful setting, fully screened by its mature grounds, yet within walking distance of the city centre, primary and secondary schools, the River Ness and Eden Court Theatre.

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 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 57 Old Edinburgh Road has been owned by the same family for 20 years and during this time has been well-maintained and periodically updated to create a property with comfortable and versatile accommodation.

ACCOMMODATION

Ground Floor - Entrance Hall. Sitting Room. Dining Room/Bedroom. Office/Bedroom. Shower Room. Dining Kitchen. Utility Room. Back Porch.

First Floor - Master Bedroom with en suite Bathroom.

GARDEN GROUNDS

The property is approached from the public road, a gateway opening to a gravel drive leading to a parking area at the side of the house.

The house is set in generous, established grounds, extending to approximately 0.2 acres and providing privacy and amenity. The gardens lie mainly to the rear and comprise a main lawn fringed and interspersed with mature trees and shrubs, while deep, mixed borders follow the boundary walls.

OUTBUILDINGS

GARDEN STUDIO

4.7 m x 2.7 m

A Highlander garden studio.

Adjacent to the back door there is an outhouse and within the grounds a traditional revolving summer house.

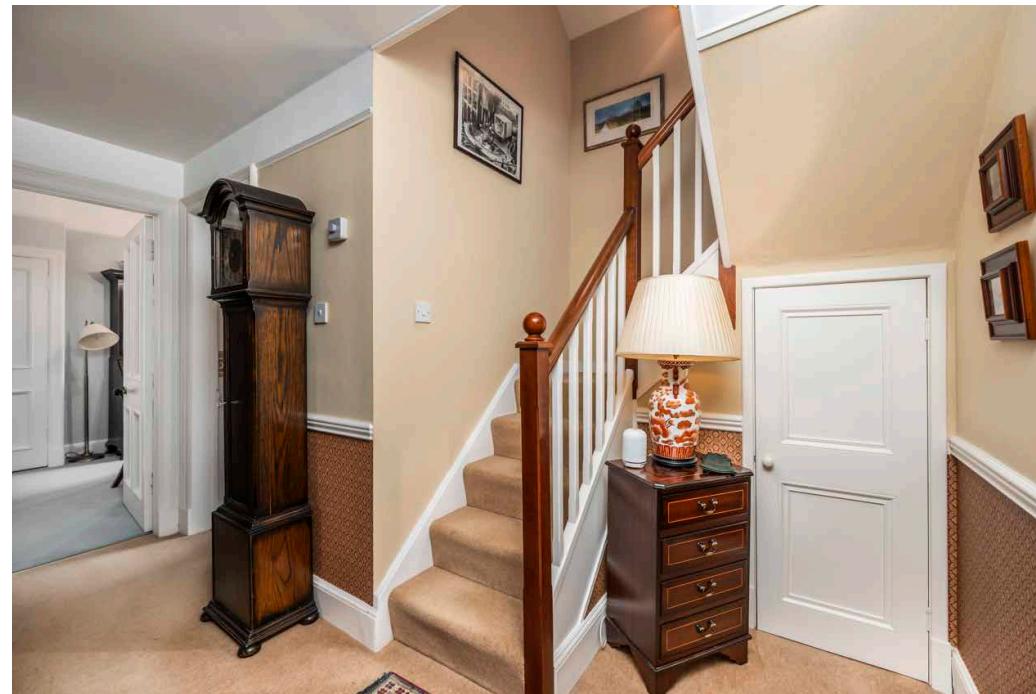
SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Gas	E	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>

DIRECTIONS

Exact grid location - What3Words - ///appeal.fund.flats



FIXTURES AND FITTINGS

All fitted 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

IV2 3PG

SOLICITORS

Blair & Bryden
Clydebank
G81 1TL

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.

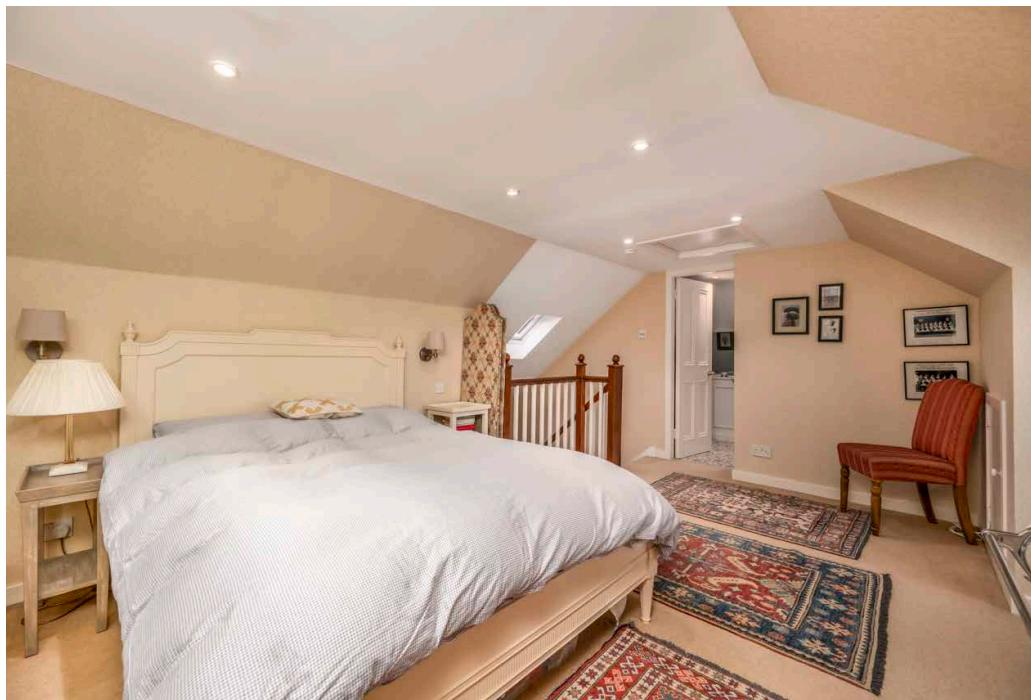
HEALTH & SAFETY

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.

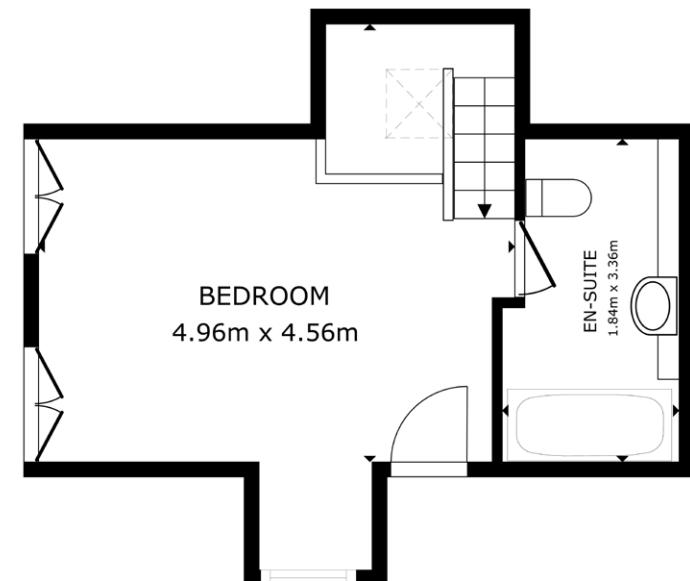
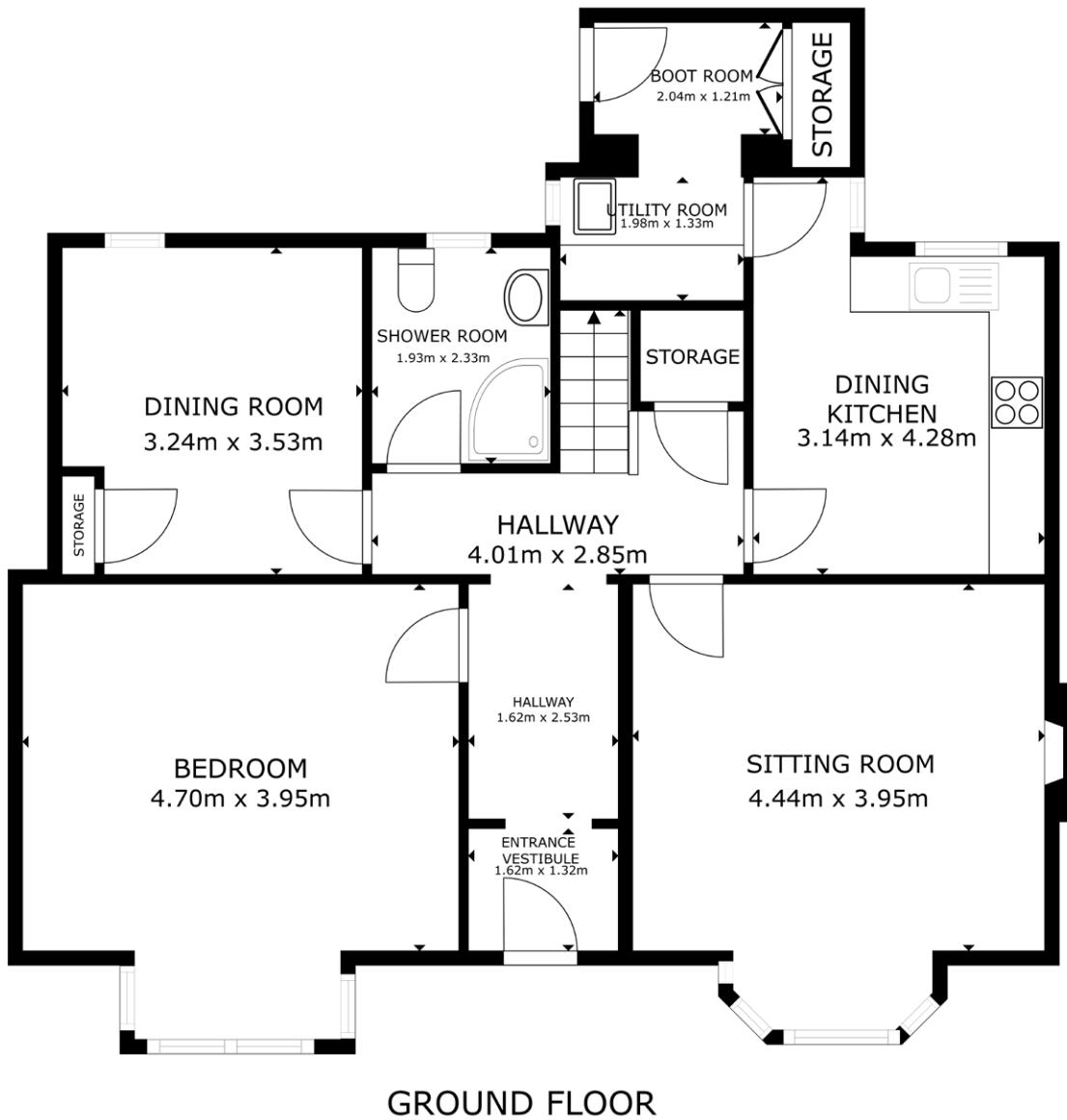
IMPORTANT NOTES

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.

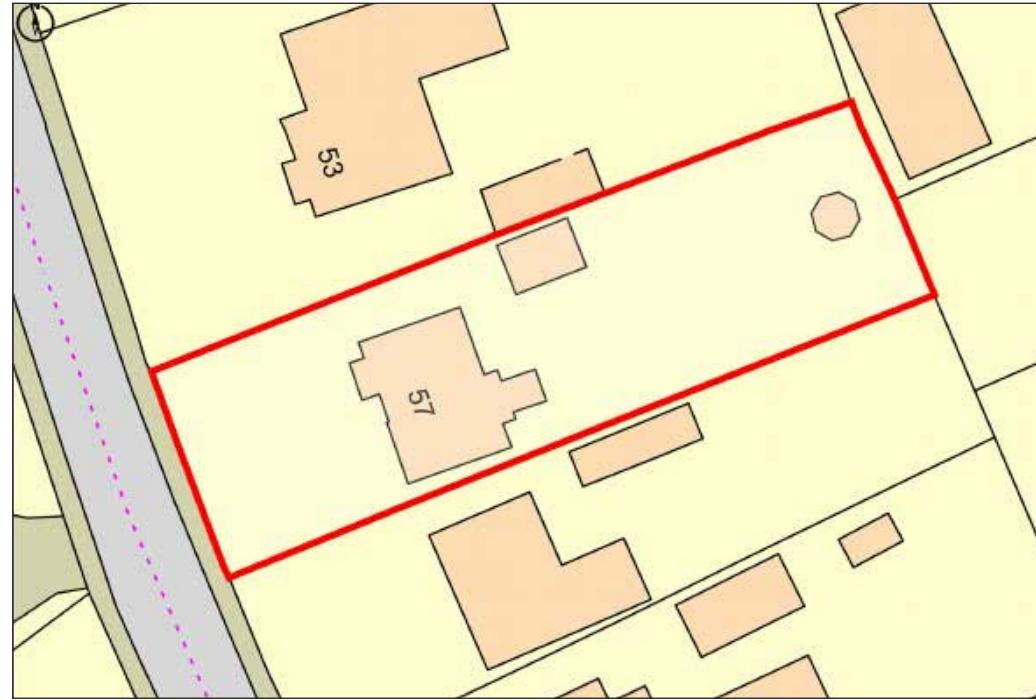




57, OLD EDINBURGH ROAD, INVERNESS IV2 3PG



GROSS INTERNAL AREA
FLOOR 1 92.5 m² FLOOR 2 26.1 m²
TOTAL : 118.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Galbraith

RESPONSIBLY PRINTED
PLEASE RECYCLE