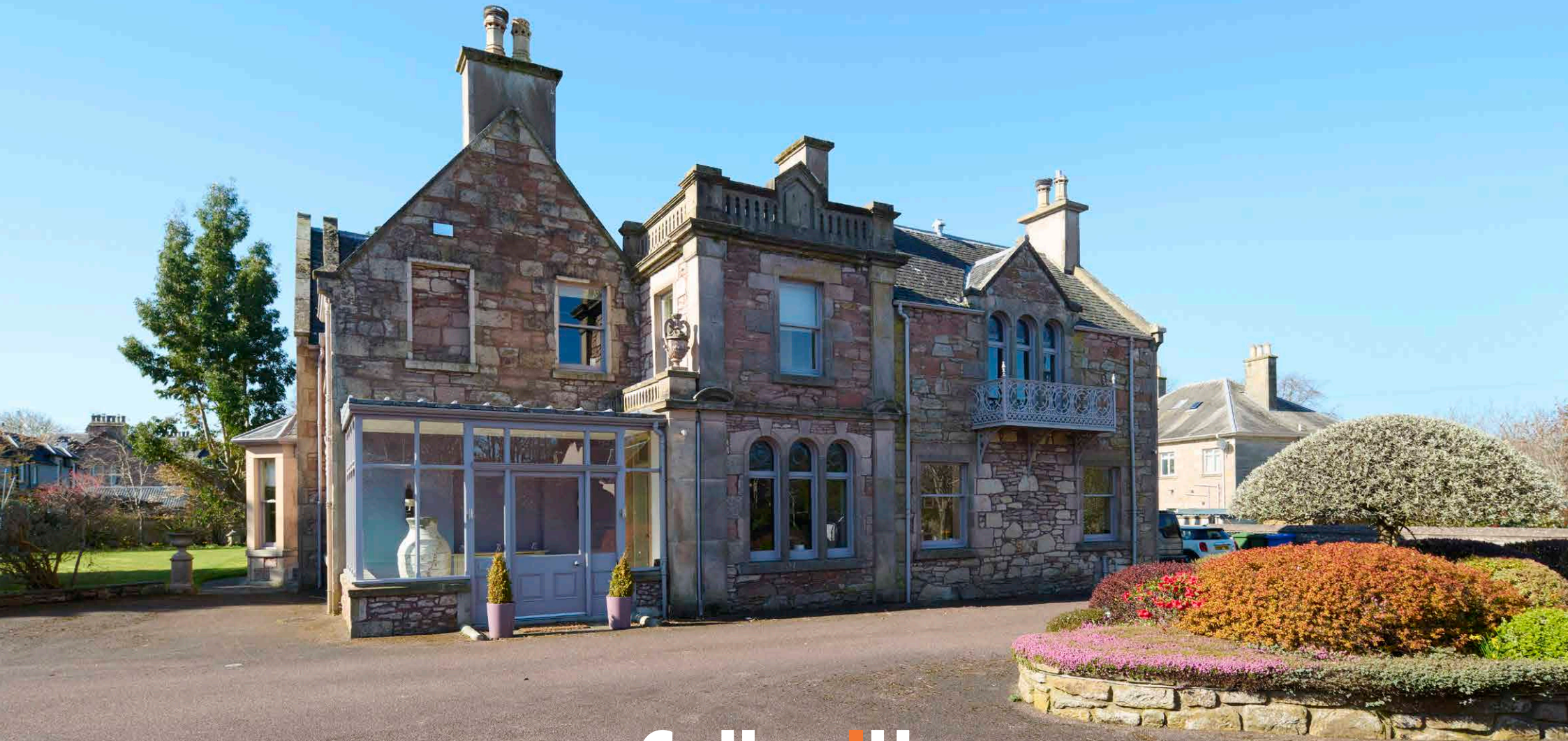


42 Old Edinburgh Road

Inverness



Galbraith



A meticulously restored period residence offering refined interiors and a remarkable sense of peace, with stunning private grounds that feel a world away from its central location.



City centre 0.7 miles. | Airport 9 miles.
(All distances are approximate)

Three Reception Rooms. Four Bedrooms.
Beautifully restored and with bespoke interior finishes.
Luxury, one bedroom courtyard cottage.
Garden office/studio and double garage.
Established grounds providing amenity and privacy.
Generous parking.
Covered hot tub area with changing room.

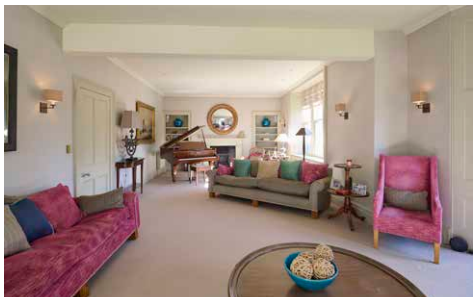
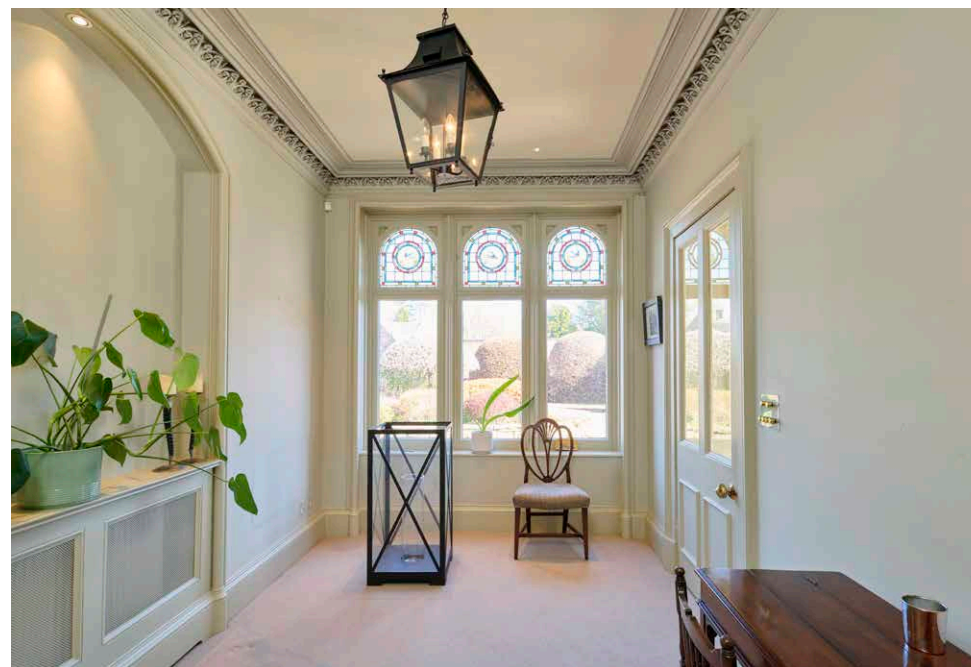
About 0.25 hectares (0.61 acres) in all.

Offers Over £1,485,000

Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA
T: 01463 224 343 | E: inverness@galbraithgroup.com

galbraithgroup.com



Situation

No 42 Old Edinburgh Road is a striking Victorian house in the highly sought-after Crown Conservation area of Inverness. The property is outstanding, not only for its setting but for its sympathetic restoration and bespoke interior along with a luxury cottage and garden studio, making this a unique opportunity to acquire such a special property set in delightful grounds within walking distance of 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

An exceptional period residence in the prestigious Crown area, this beautifully reimaged home combines timeless character with refined contemporary living.

Dating from circa 1946, the property retains a wealth of original features, including distinctive stained glass, along with charming period details such as original bells and detailed cornicing, subtle reminders of the home's heritage and craftsmanship.

The house has been comprehensively renovated and reconfigured to an outstanding standard under the direction of an award-winning builder, in collaboration with leading London-based interior designers. The result is a home of remarkable quality, where traditional character and modern design sit seamlessly together.

The interiors are finished to an exacting specification, with bespoke cabinetry, carefully considered layouts, and elegant lighting sit seamlessly together. Every detail throughout the property has been thoughtfully executed to create a sophisticated yet highly comfortable living environment. The basement..lounge/entertainment area offers a great space for entertaining guests and larger parties.

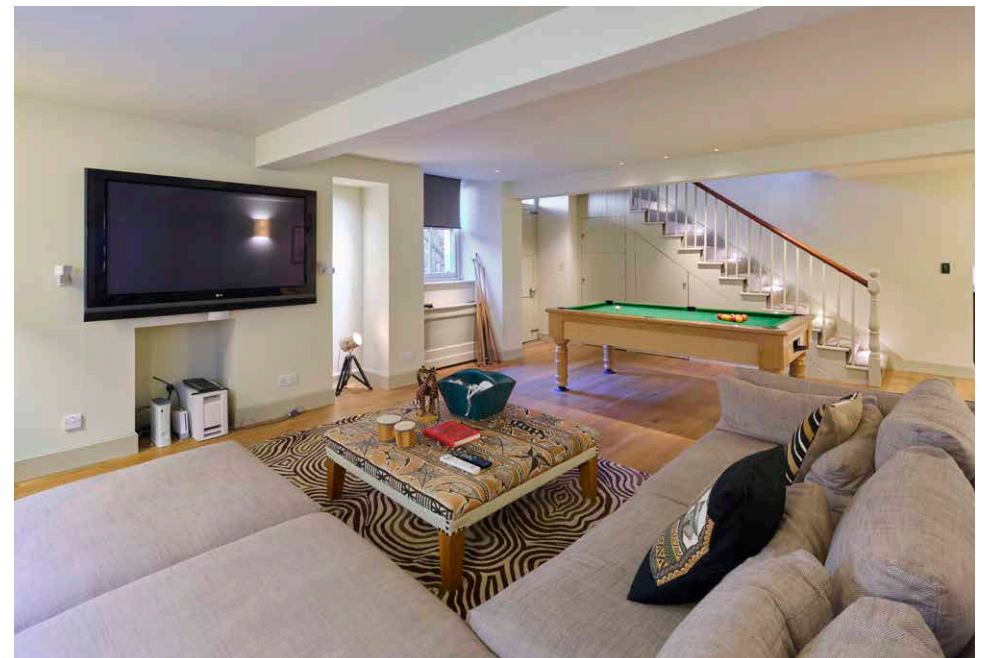
To the rear, the property reveals a truly unexpected highlight. Generous private grounds provide a rare sense of peace and seclusion, creating an atmosphere more akin to the countryside than a city setting. This tranquil outdoor space offers a unique retreat, despite the home's central location.

Ideally positioned within the sought-after Crown district, the property is within walking distance of Inverness city centre, well-regarded schools, and local amenities including tennis and leisure facilities. At the same time, it offers immediate access to the stunning landscapes of the Highlands, making it perfectly suited for both convenience and outdoor living.'

The interiors are finished to an exacting specification, showcasing the use of the finest materials throughout. High-quality marble features prominently, adding a sense of understated luxury and permanence, while bespoke cabinetry and carefully curated finishes enhance both form and function. A sophisticated lighting scheme by a specialist lighting company further elevates each space, creating warmth, depth and atmosphere throughout the home.

The layout has been thoughtfully designed for both modern family living and flexible working, with the inclusion of a dedicated home office providing a work from home space but could easily be used as a music room, arts & crafts room or gym.

A further standout feature is the beautifully renovated, self-contained cottage within the grounds. Finished to a high standard, it offers excellent flexibility for guest accommodation, extended family, or potential income.



Accommodation

Ground Floor - Sun Porch. Entrance Hall. Drawing Room. Conservatory. Dining Room. Dining Kitchen. WC. Back Hall

First Floor - Master Bedroom Suite with Dressing Room and Bathroom. Two en suite Bedrooms. One further Bedrooms. Shower Room.

Basement - Games Room/Family Room. Bar. Boiler Room.

The Cottage

The charming one bedroom cottage at 42 Edinburgh Road forms one side of the courtyard and lies to the rear of the double garage. Completed to the same high standard as the house, the property has a luxury interior and lends itself for use as a letting property, staff or supplementary accommodation to the main house.

Garden Grounds

The property is approached from the public road, a gateway opening to a driveway leading to a generous parking area in front of the house.

The grounds extend to approximately 0.61 acres. The established gardens are enclosed by stone walls fringed by mature trees and clipped hedging giving privacy, shape and colour throughout the year, while the lawns are edged by deep, mixed borders.

In a private corner of the garden is a hot tub with a changing room and music system, while the rear courtyard is a sheltered sitting area and provides a micro-climate for pot grown, tender plants.

Outbuilding

Double Garage

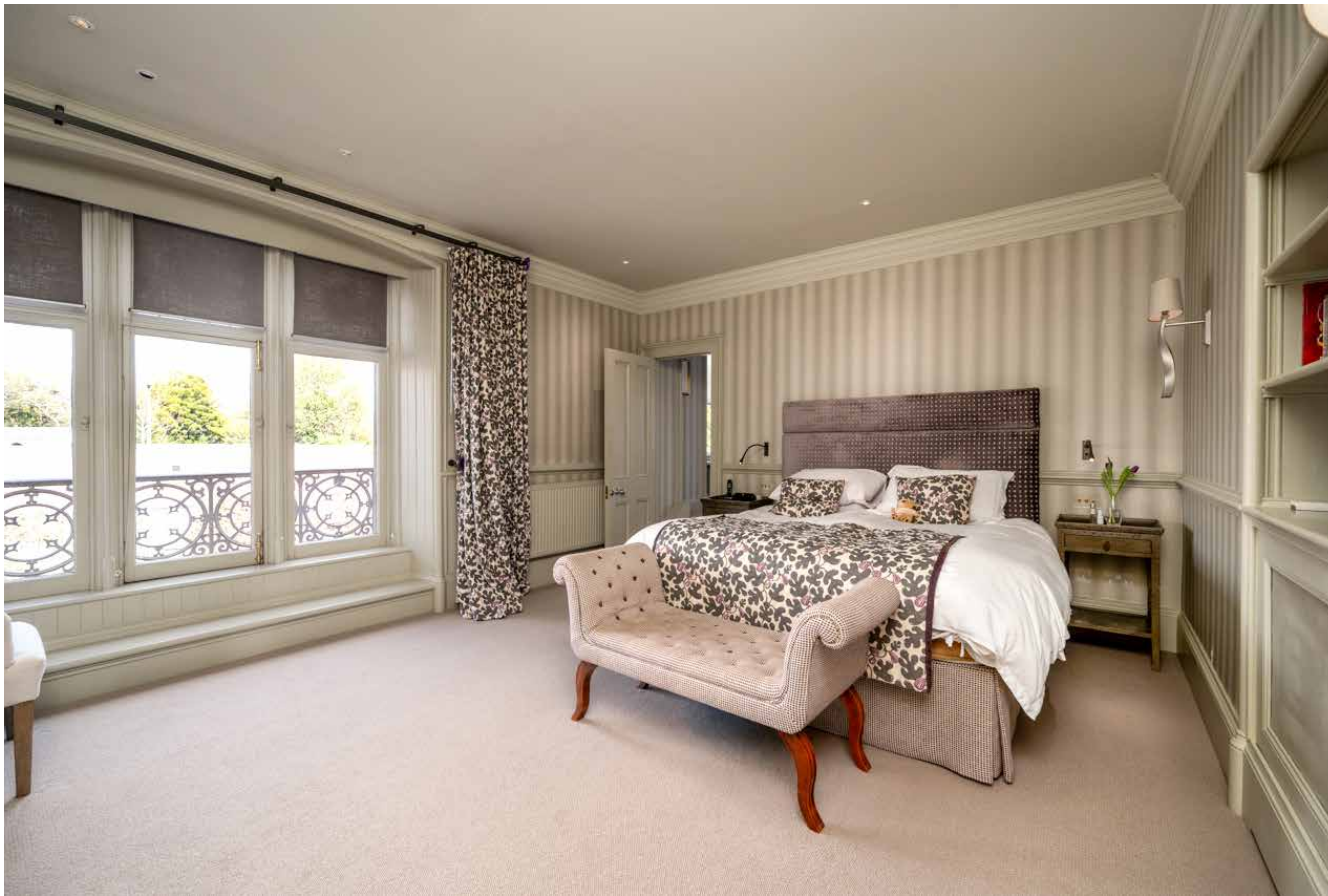
External measurements - 6.8 m x 6.6 m
With electric door.

Garden Studio

External measurements - 7.8 m x 4.8 m
Currently used as an office but with the potential for use as a gym, artists' studio or for outdoor dining.

Within the grounds is a hexagonal summer house and tree house.

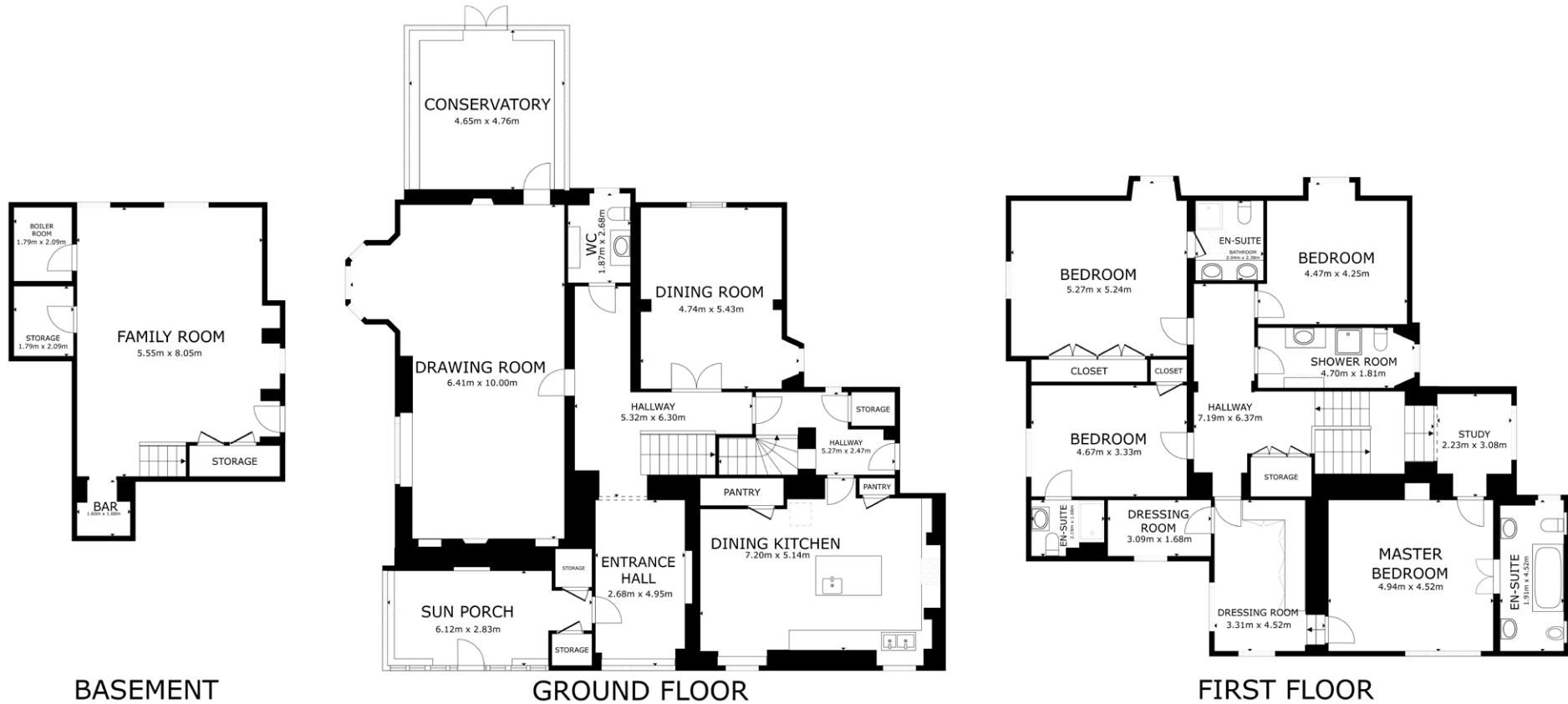




The Cottage



42, OLD EDINBURGH ROAD, INVERNESS IV2 3PG



GROSS INTERNAL AREA
 FLOOR 1 54.2 m² FLOOR 2 215.9 m² FLOOR 3 172.2 m²
 TOTAL : 442.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Tenure

Freehold

Local Authority

Highland Council

Council Tax

Band H

EPC

Band E

Services

Mains Water | Mains Electricity | Mains Drainage | Gas Heating | Broadband and Mobile coverage available*

*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



slips.newest.rises



IV23PG

Fixtures and Fittings

All fitted floor coverings and bespoke fitted cabinets are included in the sale. Further images may be available by separate negotiation.

Viewings

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.

Solicitors

A Fraser & Co

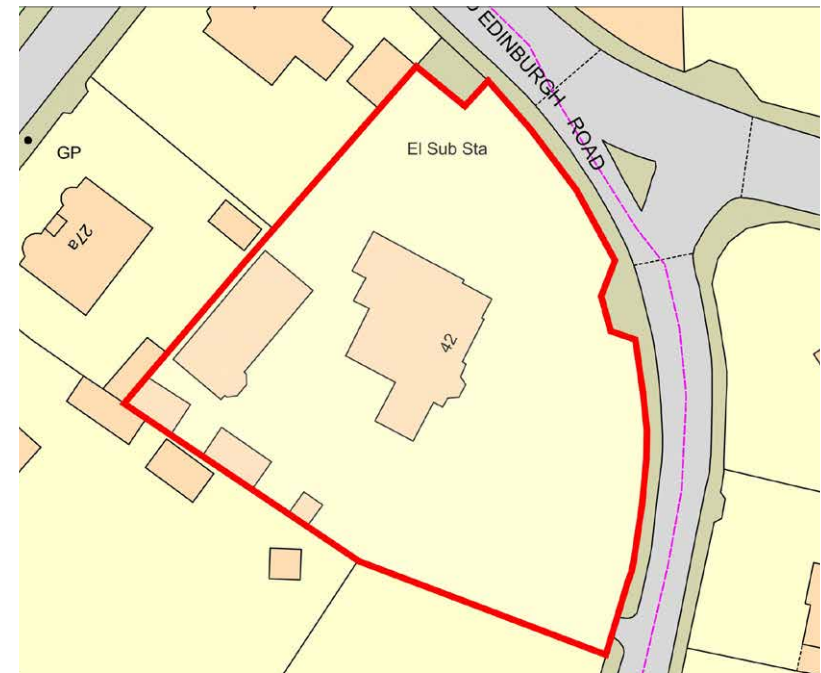
Health & Safety

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 March 2026

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.





Galbraith