

# 62 Tomnahurich Street

INVERNESS, IV3 5DT



*A SPACIOUS AND FLEXIBLE 4 BEDROOM  
SEMI DETACHED HOUSE IN THE CITY CENTRE*



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Location! Location! Location! This is a wonderful opportunity for the owner/occupier of this deceptively large and beautifully modernised property to become a financially successful Air BnB host, by capitalising on its great city centre location with off-street parking, sitting in a prime position at the beginning of the main arterial road from the city to Loch Ness and the south.

As an investor, you can benefit from the potential one-bedroom ground floor flat within the rear of the property, which could have its own private entrance and individual off-street parking bay.

The property also has a high level of fire safety, which may meet the standard required for a short-let certificate. All bedrooms have fire doors with intumescent seals, door closers and Yale locks.

There is also a very good hard-wired fire alarm system with battery backup along with fire extinguishers and a fire blanket.

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Within this tourist flat, there are several letting options.

(A) Conservatory studio flat, with perhaps a bed settee, one or two studio couches or recliners.

(B) One bedroom flat, with additional double divan and single divan, or three single divans

(C) Two-bedroom flat (with minor joinery work required) with an additional double divan or two single divans.

The owner can then occupy the large front living room, with the original front door for private access, as well as three bedrooms, mezzanine shower room and a fully modernised large attic (approximately 15' x 9' ).

In central Inverness, you may find some short lets hosts are advertising one-bedroom flats for well over £100 per night on websites. Check out Air B&B hosting websites, for Inverness, and be prepared to be astonished at the prices being asked and paid.

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**Dining Room**







The alternative option is that the owner may choose to occupy the rear, one-bedroom ground floor flat, which should be more financially rewarding, by capitalising on the short let rooms by advertising each individually at perhaps circa £50 per night with a share of the excellent mezzanine shower room.

An ambitious owner/occupier with entrepreneurial skills may decide to host the whole house, put some bedroom furniture in the large attic, for himself, then luxuriate in the whole house during the day, after his guests have gone AWOL. And perhaps invest in a couple of lovely chalets at the foot of the very large garden. Small cars may access the rear of the property but would require some careful driving. Backpackers and tourists will love this location being just a few minutes minute walk from Ness Bridge.









**Bedroom 1**





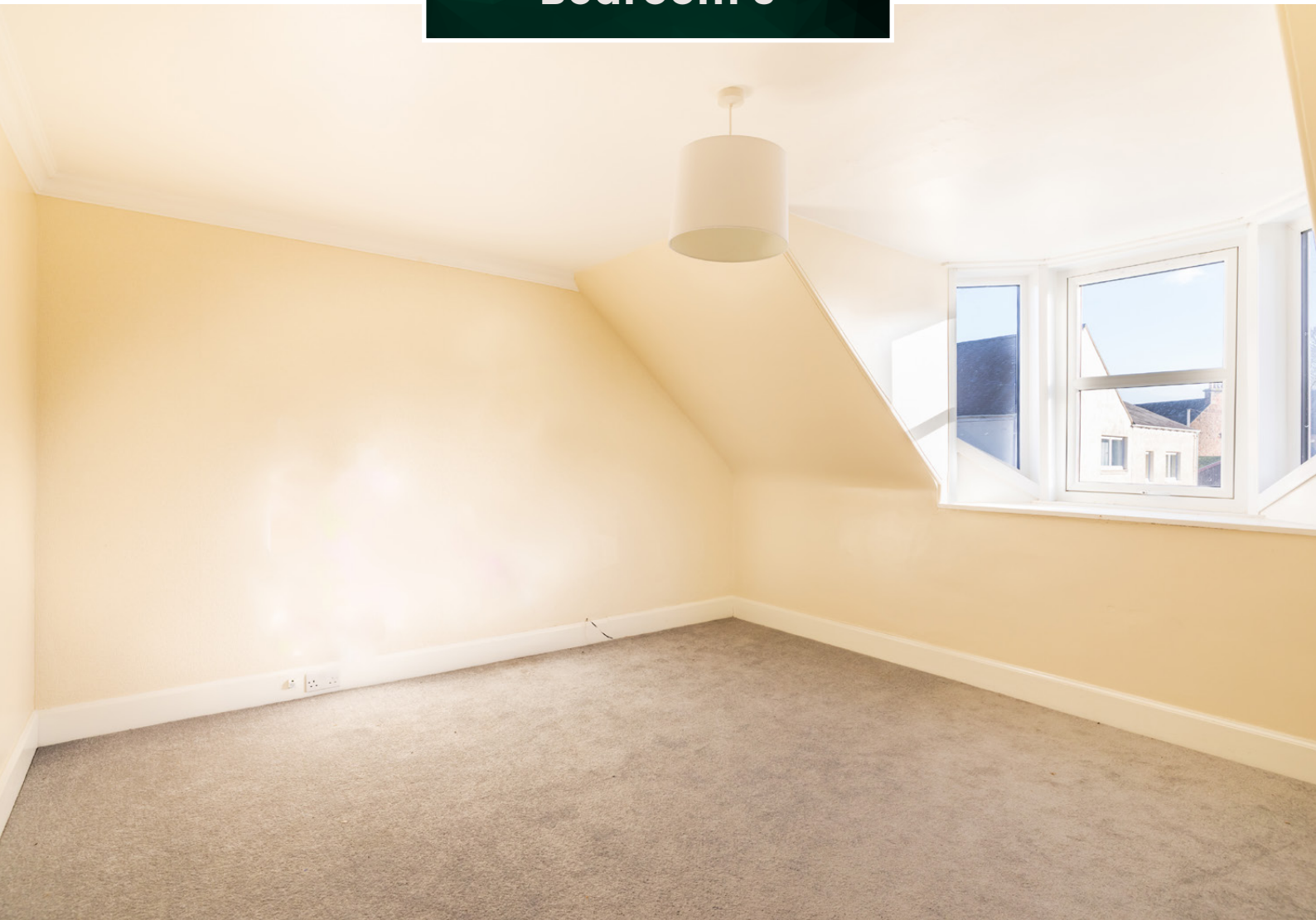
**Bedroom 2**







**Bedroom 3**





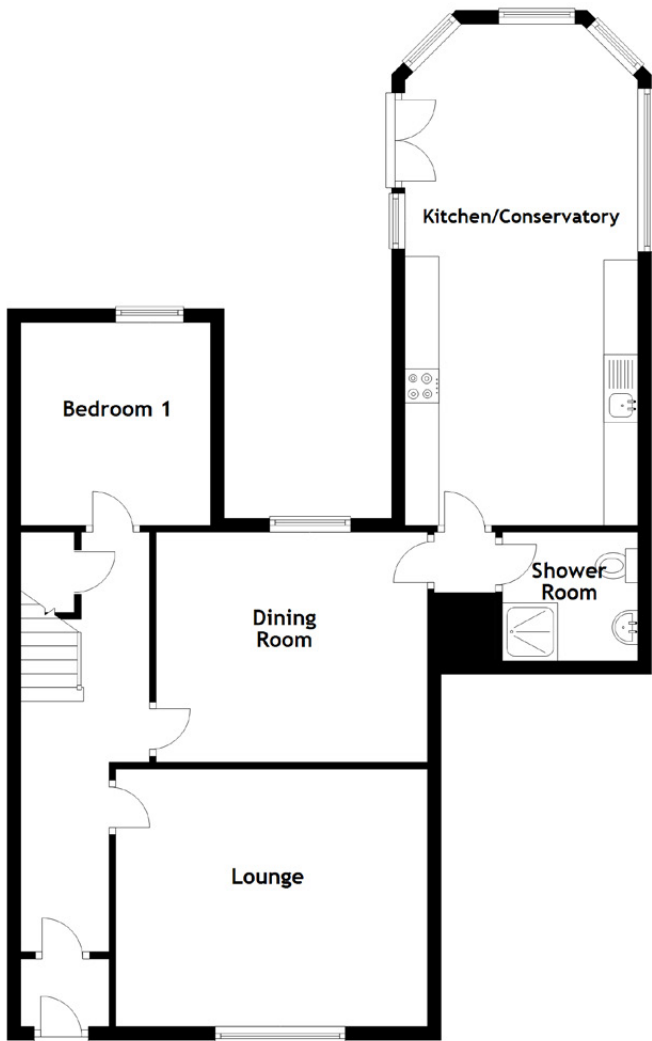
**Bedroom 4**



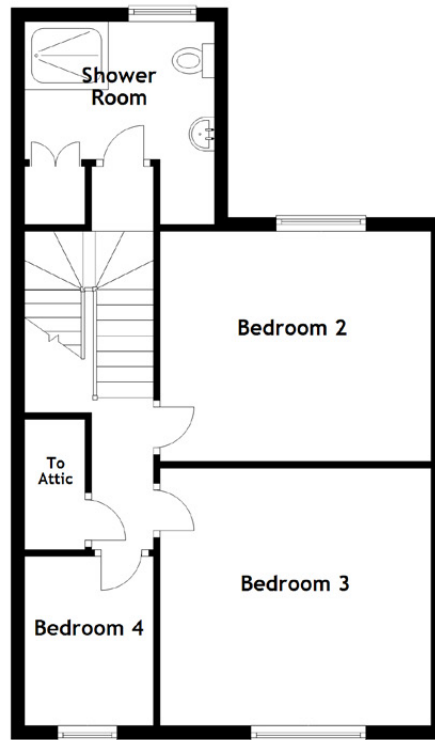




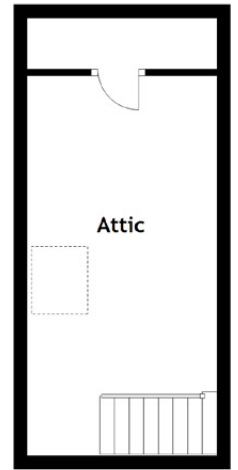
Ground Floor



First Floor



Second Floor



Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")	Bedroom 3	4.00m (13'2") x 3.80m (12'6")
Dining Room	4.00m (13'2") x 3.40m (11'2")	Bedroom 4	2.50m (8'2") x 1.90m (6'3")
Kitchen/Conservatory	7.40m (24'3") x 3.00m (9'10")	Shower Room	3.00m (9'10") x 2.80m (9'2")
Bedroom 1	3.00m (9'10") x 2.80m (9'2")	Attic	5.60m (18'5") x 2.80m (9'2")
Shower Room	2.00m (6'7") x 1.90m (6'3")	Gross internal floor area (m <sup>2</sup> ): TBCm <sup>2</sup>	
Bedroom 2	4.00m (13'2") x 3.40m (11'2")	EPC Rating: TBC	



A short-term hosting certificate is required as may planning/ building warrants for any alterations.

The current home report valuation is £245,000 however this property is far more than just a house. It can possibly solve much of, and perhaps all of, your current mortgage, electric and gas woes and perhaps much much more.







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The city of Inverness is undoubtedly one of the most wonderful places to live in Scotland. Nestled in the heart of the Scottish Highlands, Inverness offers an unparalleled lifestyle that's perfect for young families, nature enthusiasts, and intrepid Highland explorers.

Inverness, often hailed as the capital of the Highlands, combines the best of both worlds. It boasts the amenities of a vibrant city, with shops, bars, and restaurants catering to your every need. Yet, it retains the natural beauty and serenity of the Scottish Highlands right at your doorstep.

One compelling reason to call Inverness home is its safe, family-friendly environment. The city boasts a low crime rate, making it an ideal place for young families to thrive and grow. For outdoor enthusiasts, Inverness is a gateway to adventure. The iconic Cairngorm National Park, a year-round sports playground, is just a stone's throw away, offering hiking, skiing, and endless exploration opportunities. Golfers will find their paradise here, with internationally famous courses like Dornoch, Nairn, and Castle Stuart less than an hour's drive away.

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## The Location



