

1 Ladies Walk

Island Bank Road, Inverness IV2 4TB

Offers Over £875,000





Overview

- Striking and rarely available Victorian home on the River Ness
- 4 reception rooms, kitchen, utility, 6 bedrooms, 2 bathrooms, shower room & WC
- Exceptional garden enclosed by original stone walls and patio
- Parking for 4 cars, garage, attached annex and private walled garden
- Situated in one of Inverness's most desirable residential areas
- EPC Band D



A rare opportunity to acquire a remarkable Victorian property, enviably positioned on the banks of the River Ness in one of Inverness's most sought-after locations. This distinguished home blends period elegance with thoughtful modern upgrades, offering both charm and comfort. The beautifully renovated kitchen balances heritage character with contemporary style, featuring a central island, bench seating, and a wood-burning stove. Integrated NEFF appliances include an electric oven, combination microwave/oven and dishwasher, with a freestanding gas Rangemaster and American style fridge/freezer. The adjoining lounge impresses with soaring ceilings and dual-aspect bay windows that bathe the space in natural light. There is ample space for both dining and relaxing. The formal dining room is currently used as a home office and enjoys views over the gardens. A versatile ground-floor bedroom, presently arranged as a family room, provides flexibility. A utility room and WC completes the ground floor layout. On the first floor, the drawing room makes a striking impression with its dual bay windows overlooking the river. The principal bedroom, enhanced by a distinctive turret, serves as a dramatic focal point and enjoys access to a stylish Jack-and-Jill bathroom with a walk-in shower and freestanding claw-foot bath. Two further bedrooms and a separate shower room are also located on this floor. The second floor accommodates 2 additional bedrooms, study and a bathroom, making the property ideally suited for larger families or those who enjoy hosting guests. The home benefits from gas central heating and double glazing throughout. The expansive gardens are mainly laid to lawn, framed by mature trees and shrubs. A wrought-iron gate provides direct access to the river, while a wraparound stone patio creates a superb setting for outdoor entertaining. The beautifully maintained walled garden includes raised beds and stone steps leading to the annex. The annex itself offers a self-contained retreat with kitchenette/lounge, bedroom, and shower room, enjoying commanding views of Inverness Castle.



Room Dimensions

Kitchen	(17' 1" x 15' 5") or (5.20m x 4.70m)
Lounge	(19' 0" x 15' 6") or (5.79m x 4.72m)
Dining Room	(16' 7" x 10' 11") or (5.05m x 3.32m)
Utility Room	(12' 6" x 6' 4") or (3.82m x 1.92m)
Bedroom 6/Family Room (downstairs)	(16' 1" x 12' 0") or (4.89m x 3.65m)
Wc	(4' 4" x 3' 10") or (1.31m x 1.18m)
Drawing room	(22' 10" x 15' 5") or (6.97m x 4.70m)
Principal Bedroom	(18' 5" x 18' 7") or (5.62m x 5.66m)
Jack & Jill Ensuite 1	(8' 10" x 9' 9") or (2.69m x 2.96m)
Bedroom 2	(12' 2" x 13' 0") or (3.72m x 3.97m)
Bedroom 3	(13' 7" x 15' 8") or (4.14m x 4.78m)
Bedroom 4	(20' 0" x 12' 6") or (6.09m x 3.82m)
Bedroom 5	(10' 9" x 12' 2") or (3.28m x 3.70m)
Shower Room	(10' 2" x 3' 6") or (3.10m x 1.06m)
Bathroom	(8' 6" x 5' 7") or (2.59m x 1.69m)
Study	(9' 6" x 7' 5") or (2.89m x 2.26m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing gas Rangemaster. Integrated appliances include the oven, combi microwave/ oven and dishwasher.

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax

Band D

Tenure

Freehold

Floor area

343m2

Entry

By mutual agreement.

Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing



Tel: 01463 233218

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