



Fairfield Road, Inverness, IV3 5QW

Offers Over £335,000

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- Traditional Eye-Catching Stone-Built Corner Property
- Elegant Large Lounge & Dining Rooms
- Generous Sized Kitchen
- 6 Good Size Bedrooms
- 3 Bedrooms with En-Suite Shower Rooms
- Convenient Utility Room
- Beautiful Stained Glass Skylight Feature
- Stunning Potential for Modernisation
- Front Area Offers Off-Street Parking
- Very Competitively Priced

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



This expansive and character-filled property on Fairfield Road is a gem just waiting to be polished. In a striking prominent corner position, this traditional stone-built house immediately captures attention with its grand stature. As you step into the self-contained entrance vestibule, perfect for storing coats and shoes, you are welcomed into a home rich in history and charm.

The ground floor unfolds into a series of generously proportioned rooms, beginning with a large dining room that exudes timeless elegance. With its traditional gas fireplace, tall ceilings and built-in storage alcoves, this space is perfect for hosting family gatherings and meals. Along the winding corridor, the living room mirrors this grandeur, offering a spacious and versatile area for relaxation, with large windows and period details that evoke a sense of warmth and homeliness.

The kitchen presents a fantastic opportunity to create a truly remarkable culinary space. With plenty of room for cabinetry and appliances, it's easy to imagine transforming this area into the heart of the home. Its impressive size offers plenty of opportunity to configure it to your desired style. The home also boasts a utility room for added convenience and storage. On the ground floor, you'll also find a small bedroom, ideal for use as a guest room or perhaps as a home office or for additional storage.

The grand spiral staircase, a focal point of the home, leads you to the first floor, where the charm continues. A beautiful stained glass skylight casts colourful light onto the landing, creating a welcoming atmosphere. The first floor hosts five further bedrooms, three of which are equipped with en-suite shower rooms, making them perfect for accommodating guests or creating a private retreat for family members. Each room is spacious, with some offering dual occupancy potential and others featuring quaint built-in sinks, adding a unique touch to their practicality. There is also a family shower room with shower enclosure, sink and toilet.

While the property would benefit from modernising, and requires some initial repairs, its bones are strong and its potential vast. The long rear garden and paved front area offer further scope for enhancement, perhaps converting the front area into valuable off-street parking or landscaping the garden into a personal oasis. With its prime location close to Inverness city centre and the flexibility to modernise to your exact tastes, this former guest house is a rare find. Whether you're looking to create a large, comfortable family home, continue its life as a guest house or explore the possibility of converting it into individual residences, this competitively priced property is brimming with opportunities to add your personal stamp and really bring out its full potential.

#### ABOUT INVERNESS

Inverness, the capital of the Scottish Highlands, offers an enchanting blend of history, culture and natural beauty, making it a prime destination for home buyers. The city's charm combines old-world allure with modern amenities. Inverness Castle, overlooking the river, provides a glimpse into the city's past, while the bustling city centre features contemporary shops, restaurants and cafes. Inverness boasts a range of excellent schools, healthcare services and a low crime rate, ensuring a high quality of life.

Outdoor enthusiasts will find Inverness a paradise, with easy access to the Highlands' vast wilderness for hiking, cycling and wildlife spotting. The city is also the gateway to the North Coast 500, Scotland's ultimate road trip, offering breathtaking coastal scenery. Culturally, Inverness thrives with numerous art, music and sporting festivals and events. The Eden Court Theatre and Cinema is a hub for performing arts, while local museums and galleries celebrate the region's heritage. With excellent transport links, including an international airport, Inverness is well-connected for travel. The city's blend of natural beauty, cultural vibrancy, and modern living makes it an attractive choice for settling in the Scottish Highlands.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: E

EPC Rating: D (65)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.



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