

15B Culduthel Road, Culduthel, Inverness, IV2 4AG

Offers Over
£495,000







tailormade moves

- Traditional Victorian semi-detached property in prime location
- Amazing development opportunity for investors
- Set over 3 floors with option to split into separate accommodation
- Perfect family home or fantastic holiday let potential
- Garden with potential for development. Driveway & parking







Fantastic opportunity to purchase this traditional semi-detached Victorian villa with amazing development potential. Set over 3 floors, this lovely property has the potential for various uses. Whether that be a beautiful family home, holiday let apartments or long term lets. Set on a good-sized plot with a driveway, parking and gardens to the front and rear, there is further potential to develop the rear garden. There is ample space for a double garage, garden studio, or annexe for further accommodation.
This property presents a unique opportunity for both commercial and residential development. With its prime location and versatile potential, it is perfect for developers or investors looking to capitalize on the growing demand for upscale living and hospitality spaces.

Location: Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the “Capital of the Highlands”. It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness is a popular tourist destination, particularly during the summer months, giving additional income to the licensed and retail sectors.
The city has its own indoor retailing centre, Eastgate Shopping Centre, which along with the High Street, is represented by national and local retailers. Inverness is also regarded as the gateway to the Highlands where it inter-connects the principal trunk roads leading to the area; the A96 Aberdeen Road, the A9 Perth Road and the A82 Fort William Road. Specifically, the subjects are located in the desirable Crown Area, on Culduthel Road, a short walk from the city centre.

Services: The subjects have mains connections to water, electricity and gas. Drainage is to the main sewer.

Council Tax: The subjects have been categorized as Band F for Council Tax purposes. Please note, this is subject to change upon sale.

Tenure: Freehold

Floor area: 243m2

Planning: The property has most recently been used for commercial purposes as a House of Multiple Occupancy (HMO).
Interested parties will require to satisfy themselves regarding any future development potential.

Entry: By mutual agreement.

Viewing: Don’t delay - get in touch with Tailormade Moves today to arrange a viewing

Ground Floor

Bedroom
13'1" x 12'8" (4.00 x 3.87)

Bathroom
8'9" x 5'6" (2.67 x 1.70)

Lounge
21'9" x 10'9" (6.65 x 3.30)

Kitchen
approx 45'11"6'6" (approx 14m2)
Approx 14m2

First Floor

Bedroom
13'1" x 5'8" (4.00 x 1.75)

Bedroom
13'1" x 6'2" (4.00 x 1.90)

Lounge
21'9" x 10'9" (6.65 x 3.30)

Bathroom
7'10" x 5'10" (2.40 x 1.80)

WC
7'10" x 5'10" (2.40 x 1.80)

Second Floor

Bedroom
13'8" x 11'1" (4.17 x 3.40)

Bedroom
18'4" x 12'4" (5.60 x 3.77)

Bathroom
15'1" x 7'10" (4.60 x 2.40)

Bedroom
14'9" x 13'1" (4.50 x 4.00)

Bedroom
21'9" x 13'1" (6.65 x 4.00)


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