



**SouthForrest**  
Solicitors and Estate Agents



5 Kilmuir Road, Inverness, IV3 8EN

- VIEWINGS SUSPENDED - OFFER ACCEPTED.
- Three bedrooms.
- Double glazing throughout.
- Spacious lounge.
- Wet-room shower room.
- Private front & rear gardens.
- Kitchen.
- Gas central heating.
- Communal & on street parking.

Offers Over £110,000

**\*\*\*VIEWINGS SUSPENDED - OFFER ACCEPTED\*\*\***

An excellent opportunity to purchase a three-bedroom, end-terraced house appreciating well-proportioned room sizes and a convenient location offering an ideal family home or first-time buy with lots of potential.

The ground floor accommodation comprises of the entrance hall, bright and spacious lounge with double aspect windows creating an influx of natural light and kitchen with handy, large store cupboard. On the first floor the landing provides access to both double bedrooms, one single bedroom and wet-room style shower room which completes the accommodation. This property also benefits from gas central heating and double glazing throughout.

Private outdoor space includes both front and rear gardens with ample lawn space. Parking is communal and on street. Although in need of modernisation and upgrading throughout, this property will appeal to a range of buyers. Viewing is advised.

**LOCATION**

Situated in the establish Merkinch district of Inverness, located less than a mile from Inverness City Centre, this property offers a convenient location within the City.

Telford retail park, located within walking distance of the property, offers a range of amenities including large supermarkets, retail and leisure units. Doctors and Dental surgeries are also available nearby. Local amenities such as convenience stores, bakers, pharmacy and take away restaurants are also available on nearby Grant Street. Clachnacuddin Football Club is located at the rear of the property.

The Caledonian Canal is a short walk away and offers a scenic walking route through the local area.

Excellent public transport links are available within walking distance on Kilmuir Road, Benula Road and Wyvis Place. Major travel routes including A9 & A862 are easily accessible from the property. Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available within walking distance at Merkinch Primary School, 0.5 miles away. Older children would attend Inverness High School 1.3 miles away.

**DIRECTIONS**

From Inverness City Centre, head to Shore Street Roundabout and exit onto Waterloo Place, crossing Waterloo Bridge and joining Grant Street. Follow the road to the left and join Lower Kessock Street. Take the first left onto Wyvis Place and follow the road to the left where straight on you will enter Kilmuir Road. Number 5 will be on your left-hand side and clearly signposted by a South Forrest for-sale board.

**KEY POINTS**

- Refurbishment opportunity.
- Close to schools & amenities.
- Walking distance to City Centre.
- Well-proportioned rooms.
- Private front & rear gardens.

**ACCOMMODATION**

**ENTRANCE HALL**

2.81 x 1.60 (9'2" x 5'2")

Front external door, access to stairs to first floor, lounge and large storage cupboard. Front facing window.

**LOUNGE**

6.31 x 3.65 (20'8" x 11'11")

Bright and spacious lounge with ample living and dining space. Double aspect windows to the front and rear. There is a fireplace with a gas connection although there is no fire currently installed. Access into kitchen.



### KITCHEN

3.02 x 2.80 (9'10" x 9'2")

Wall and base mounted cabinets, worktop space with stainless steel sink and draining board, space for white goods, combi boiler, access into large storage cupboard and rear facing window and external door.



### CUPBOARD

2.81 x 1.61 (9'2" x 5'3")

Large storage cupboard off the kitchen housing electric and gas meters and fuse box. This space could be utilised as a utility area or additional kitchen space.

### LANDING

2.15 x 2.10 (7'0" x 6'10")

Provides access to all three bedrooms, shower room and loft hatch.

### BEDROOM ONE

4.02 x 3.39 x 3.41 (13'2" x 11'1" x 11'2")

Good-sized double bedroom with front facing window.



### BEDROOM TWO

3.79 x 3.32 x 2.79 (12'5" x 10'10" x 9'1")

Double bedroom with fitted wardrobe and side facing window overlooking Clachnacuddin football pitch.



### BEDROOM THREE

3.10 x 2.02 x 2.47 x 1.32 (10'2" x 6'7" x 8'1" x 4'3")

Single bedroom with shelved wardrobe space and front facing window. This space would be ideal for a home office, dressing room or play room.



### SHOWER ROOM

2.52 x 1.45 (8'3" x 4'9")

Accessible wet room with walk-in shower with seat, WC, wash hand basin and rear facing textured glass window.



### FRONT GARDEN

Private garden with lawn space, hedged border and path to front door and rear garden.



### REAR GARDEN

Private garden with paved patio area and lawn space.



### PARKING

There is a communal carpark on the opposite side of the street to number 5. Parking is also available on street.

### EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, blinds, curtain poles/tracks and white goods are to be included in the sales price.

### SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. The combi boiler was fitted in 2020.

### COUNCIL TAX

The current council tax is Band B. Please be aware that this may be subject to change upon sale.

### EPC BAND

EPC Band C.

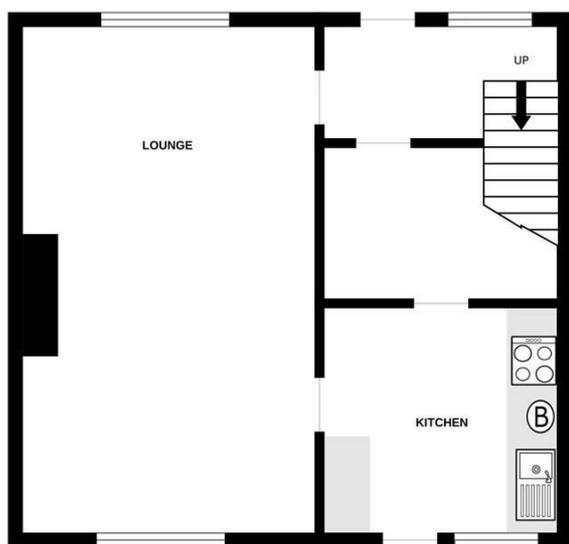
### VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or [property@southforrest.co.uk](mailto:property@southforrest.co.uk).

### HSPC REFERENCE

61820.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**SouthForrest**  
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8 Ardross Terrace, Inverness, IV3 5NW  
T: 01463 237171  
F: 01463 243548  
E: [email@southforrest.co.uk](mailto:email@southforrest.co.uk)  
[www.southforrest.co.uk](http://www.southforrest.co.uk)

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