







41B Fairfield Road, The Acres, Fairfield, Inverness, IV3 5QW

Offers Over
£375,000

tailormade moves

- Private balcony off a bright lounge, perfect for morning coffee or evening drinks
- NEW REDUCED PRICE – 20k BELOW HOME REPORT VALUATION
- Rare split-level detached villa, a short walk from the city centre
- Second lounge opening onto the garden, ideal as a family room or office
- Kitchen with breakfast bar and garden access, plus a separate dining room
- Integrated double garage with internal access and private driveway
- Large private rear garden, great for families and entertaining
- Central Primary catchment, with Inverness High School nearby









A truly exceptional opportunity to acquire this outstanding detached villa, occupying a prime position in the heart of Inverness. Arranged across four split levels, the property offers a versatile and expansive layout that must be viewed to be fully appreciated. This unique home combines generous room proportions with a distinctive character that sets it apart from the conventional.
On the first level, the principal living floor is home to a bright and spacious main lounge - a room that immediately impresses with its light and sense of openness. Sliding doors lead directly onto the private balcony, an elevated outdoor space perfectly suited to morning coffee, evening drinks, or simply taking in the surroundings. This is undoubtedly one of the standout features of the home.
Descending a level, the property opens into a second lounge, a versatile space that overlooks and accesses the rear garden directly, making it ideal as a family room, home office, or entertainment space. On this same level, a well-appointed kitchen provides a practical and sociable hub, complete with a breakfast bar, integrated gas hob, electric oven, extractor, and freestanding fridge/freezer, washing machine and dishwasher. Direct access to the rear garden is also available from the kitchen. A separate dining room off the kitchen completes this level, alongside a convenient WC, an ideal arrangement for families and those who enjoy entertaining.
The lower level houses the integrated double garage, which benefits from internal access and connects to both the rear garden and the front driveway.
The top level is dedicated to the sleeping accommodation, where four double bedrooms are arranged with comfort and practicality in mind. Three of the bedrooms benefit from fitted storage, while the principal bedroom is further enhanced by a private en suite facility. The family bathroom on this level serves the remaining bedrooms. Gas central heating and double glazing are installed throughout.

Location: The property is situated on Fairfield Road on the West side of the River Ness. The City Centre is within walking distance and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to outdoor and indoor sporting facilities at the Aquadome, Ice Rink and Bught Park. Eden Court Theatre, Inverness Cathedral, the Caledonian Canal and River Ness are also within close proximity. Local amenities are supplemented by superstores located on Telford Street. The property is within easy walking distance to three primary schools which provide nursery education and Inverness High School. Close by is a regular bus service which provides transport to and from the city centre and surrounding areas.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds where fitted. Integrated gas hob, electric oven, and extractor. Freestanding appliances include fridge/freezer, washing machine and dishwasher.

Services: Mains gas, electricity, water and drainage. Telephone and fibre broadband.
Council Tax: Band F

Tenure: Freehold

Floor Area: 158 m²

EPC Rating: Band D

Entry: By mutual agreement.

Viewing: Don't delay — get in touch with Tailormade Moves today to arrange a viewing.

Lounge
17'6" x 17'7" (5.34 x 5.37)

Dining Room
12'5" x 16'10" (3.79 x 5.15)

Kitchen
15'10" x 12'2" (4.83 x 3.73)

Lounge 2
12'7" x 12'5" (3.84 x 3.79)

WC
7'2" x 2'11" (2.19 x 0.89)

Principal Bedroom
13'6" x 12'6" (4.12 x 3.82)

Principal Bedroom en-suite
4'9" x 7'4" (1.47 x 2.25)

Bedroom 2
8'5" x 12'7" (2.58 x 3.84)

Bedroom 3
12'6" x 9'0" (3.82 x 2.75)

Bedroom 4
8'5" x 13'6" (2.57 x 4.13)

Bathroom
8'5" x 6'5" (2.59 x 1.98)

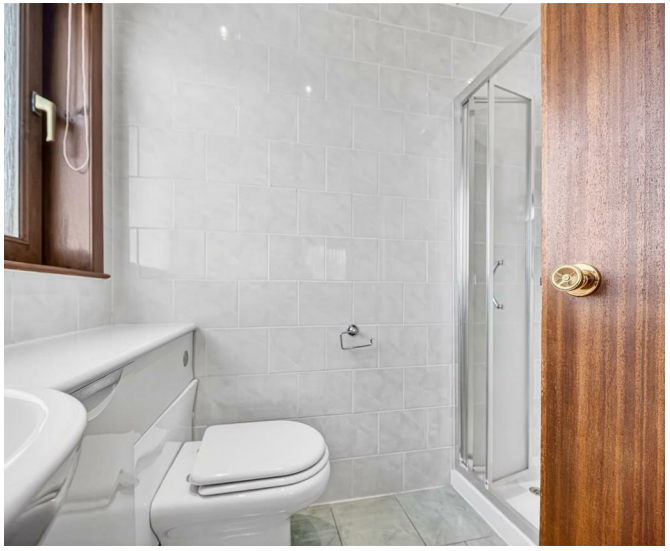
Garage
16'10" x 16'5" (5.15 x 5.02)











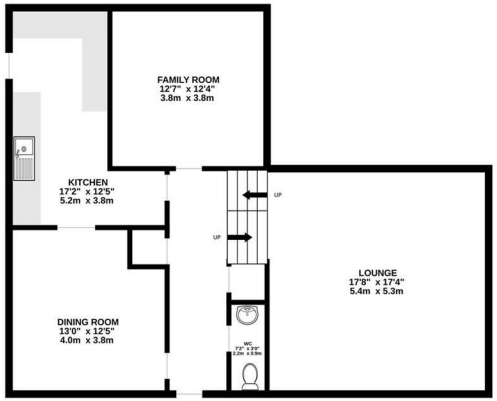


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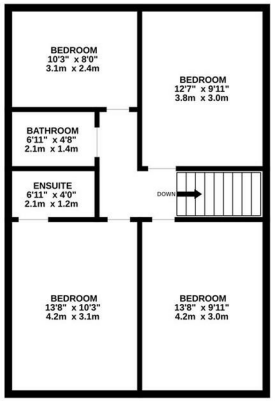
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GROUND FLOOR



1ST FLOOR



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