

51 Fairfield Road, Central, Inverness, IV3 5QP

Offers Over
£385,000







tailormade moves

- Substantial semi detached Victorian villa with generous rooms
- Currently run as a successful Airbnb, ideal for a family home or business buyer
- Lounge, dining room, kitchen/diner, 4 beds, 2 ensuite, shower room, utility
- Substantial sunny rear garden with parking for up to 6 vehicles
- Detached garden room housing hot tub, with shed storage to the rear
- EPC Band D









A wonderful opportunity to acquire this substantial semi detached Victorian villa, offering generous and well proportioned accommodation throughout. The property has been thoughtfully modernised while retaining much of its period charm, with high ceilings, deep skirtings, wood panelling, ceiling roses and fireplaces adding to the character. There are two public rooms including a lounge and separate dining room, along with a kitchen/diner, utility room and ground floor guest room. Upstairs there are three double bedrooms, two with ensuite shower rooms, and a modern family shower room. The property benefits from gas central heating and double glazing. There is a substantial garden to the rear, mostly laid to lawn and bounded by fence and wall. The garden is sunny and mostly flat, with plenty of potential to extend or further develop subject to the necessary planning approvals. There is parking for up to 6 vehicles and a detached garden room houses the hot tub, with shed storage to the rear. This versatile property would suit a family looking for a large home with a substantial garden, or a buyer seeking to acquire an established business. The property has been run as a successful Airbnb and is ready to go with bookings in place. There is also potential, subject to planning, to add further letting accommodation in the garden such as a shepherd's hut or similar.

Lounge
16'10" x 15'7" (5.14 x 4.75)

Dining Room
13'6" x 11'9" (4.12 x 3.60)

Kitchen
13'0" x 12'7" (3.97 x 3.85)

Rear Hall
9'9" x 5'1" (2.98 x 1.57)

WC
7'6" x 3'1" (2.31 x 0.94)

Principal Bedroom
15'10" x 11'5" (4.85 x 3.50)

Ensuite
6'6" x 6'5" (2.00 x 1.98)

Bedroom 2
14'0" x 13'9" (4.27 x 4.21)

Ensuite
9'2" x 3'5" (2.80 x 1.06)

Bedroom 3
10'1" x 9'4" (3.09 x 2.86)

Bedroom 4
9'1" x 8'6" (2.77 x 2.61)

Shower Room
8'11" x 8'7" (2.73 x 2.62)

Summer House
17'8" x 13'6" (5.4 x 4.14)

Location
The property is situated in the popular Dalneigh area of Inverness, within easy reach of the city centre. Dalneigh sits close to the River Ness and Bught Park, offering pleasant walks and green space on the doorstep. Primary schooling is available at Dalneigh Primary School, with secondary pupils attending Inverness High School. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities, along with excellent road and rail links.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Free standing electric cooker, integrated fridge/freezer and dishwasher, washing machine.
Furniture and all items associated with the holiday let are available by separate negotiation.

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

Council Tax: To be allocated.

Tenure: Freehold.

Floor area: 160 m2

Entry: By mutual agreement.

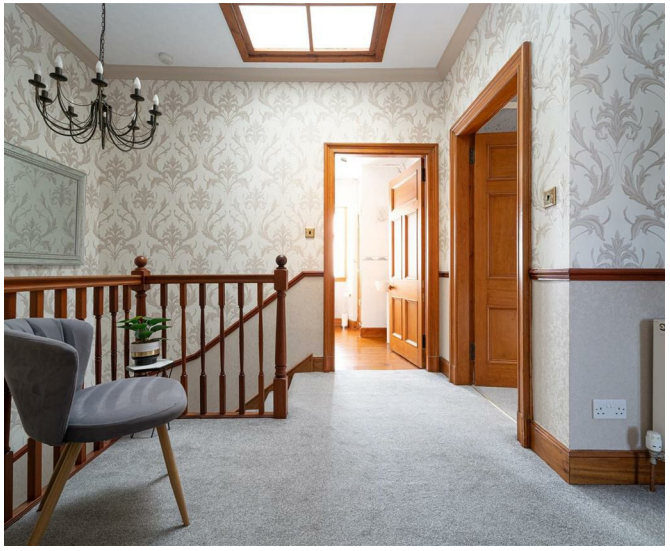
Viewing: Don't delay, get in touch with Tailormade Moves today to arrange a viewing.













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

The Greenhouse
Beechwood Business Park
Inverness
Highland
IV2 3BL

E: info@tailormademoves.co.uk
T: 01463 233218

