



Drakies House, Culcabock Avenue, Inverness

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**STRUTT
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Drakies House

Culcabock Avenue, Inverness

IV2 3RQ

A striking Grade B listed stone-built residence with annexe located in the heart of Inverness

City Centre 2 miles, Inverness Airport 9 miles

House - Reception hall | Sitting room | Dining room | Family room | Kitchen/breakfast room
5 Bedrooms | 2 Bathrooms & WC | Basement storage | 3 x Attic storage rooms

Annexe - Entrance porch | Sitting room | Kitchen
Dining room | Bathroom | 2 Bedrooms

EPC Rating E

The property

Drakies House is a historic, B listed, stone-built residence built circa 1820 that offers over 5,900 sq. ft. of characterful and adaptable accommodation, including a sizeable annexe.

The property requires upgrading and refurbishment but provides the potential purchaser with a fantastic development opportunity in a sought after position close to the golf course, hospital and other local amenities.

The grand columned storm porch opens to an airy and wood-panelled central reception hall with a cloakroom and a fine, wide turned wrought-iron stairway. The tall arched window beside the stairway affords a wealth of natural light. The front-facing sitting and dining rooms both have charming feature fireplaces and a range of elegant cornice and coving, whilst the 23 ft. family room benefits from the curved triple sash walk-in bay window. The accommodation flows into a useful boot room

and to a rear hall with an additional stairway and steps to the basement. Further is the well-appointed utility and adjacent kitchen, with window seats and range of tasteful contemporary cabinetry, wooden worksurfaces and appliances.

The spacious first floor houses four bright and sizeable bedrooms with elevated aspects, enjoying the use of a two family bathrooms and a dressing room. The second floor contains an additional bedroom and a wealth of versatile eaves storage.

There is an attached self contained annexe, entered via a porch opening to a hallway, which flows into an attractive sitting room with a stone-built feature fireplace and a dual-aspect bedroom adjacent. Further is a formal dining room beside the kitchen and family bathroom. On the first floor is a spacious 2nd bedroom.

Outside

A gated, tree-lined driveway opens to the sizeable forecourt beside the property, with vehicular access wrapping around the home. The plot, which extends to approx. 1.77 acres, is enclosed via a wealth of established trees among large level lawned areas and there is a large courtyard area.

Location

There are various local amenities including a store, garage, public house, hairdressers and golf club, along with Inshes Business Park and Raigmore Hospital. The property has easy access to the vast array of commercial, educational, retail and service facilities of Inverness, together with its mainline railway station and International airport. The Cairngorms National Park is within easy reach and offers hiking, cycling, riding, fishing, swimming and kayaking opportunities. Convenient road links are accessible via the A9.





Floorplans
House internal area 5,933 sq ft (551 sq m)
Annexe internal area 893 sq ft (83 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

What3Words - ///outer.entry.branded

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity, gas, water and drainage, gas-fired central heating.

Council Tax: Band H

Fixtures and Fittings: Fitted floor coverings and integrated appliances will be included in the sale.

Tenure: Freehold

Guide Price: Offers Over £375,000

Inverness

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