



5 Ladies Walk

Inverness

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A Category C Listed property set in a stunning riverside position close to Inverness city centre.

A fine period house with a wealth of beautifully appointed accommodation, set in a sought-after position overlooking the River Ness and just half a mile from Inverness city centre. The property is arranged across three levels and features several original character features, alongside attractive modern fittings and décor.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



PARKING



GARDEN



FREEHOLD



TOWN



2,687 SQ FT



**OFFERS OVER
£765,000**



The property

5 Ladies Walk is an impressive period house dating from the late 19th century. The villa-style property offers five bedrooms and airy attractive reception rooms with high ceilings and large windows, which afford views towards the River Ness.

The main ground-floor sitting room has elegant ceiling corning, an open fireplace with a tiled surround, which is fitted with a logburner, and a dual aspect, including a bay window with views to the river. Further space for everyday living and entertaining comes in the form of the 38ft open-plan kitchen and family area. The family area has a fireplace with decorative tiling in red and a logburner. The kitchen features contemporary fitted units, a central island with a breakfast bar and a built-in dining table, as well as a range cooker.

Also on the ground floor is a boot room, a utility room which provides further storage, while the airy

reception hall features panelled walls, a corner fireplace and a turned staircase leading to the first-floor landing.

The first floor has three well-presented double bedrooms, including the principal bedroom with its west-facing aspect, built-in wardrobes and en suite shower room with a walk-in shower. There is also a family bathroom on the first floor with a bathtub and a separate shower unit. Stairs continue to the second floor, where there are a further two bedrooms with built-in storage, as well as an office, which could be used as a sixth bedroom if required. Also on the second floor there is a further shower room with modern fittings.







Outside

There are entrances to the property both on Island Bank Road and the riverside walk of Great Glen Way. Access for vehicles is via Island Bank Road, where a gate opens onto the paved driveway, providing plenty of parking space. There is also a patio area for alfresco dining. The main garden is to the rear of the house, benefitting from a west-facing riverside aspect and opening via gates directly onto Great Glen Way, for walks along the River Ness. There is a gravel pathway and terracing, as well as an area of lawn, bordered by established hedgerow and mature trees.

Location

The property lies in a sought-after position just half a mile from Inverness city centre, beside the River Ness and moments from Bellfield Park. Considered to be the capital of The Highlands, the city offers a wealth of shopping, cultural facilities including, Eden Court Theatre and cinema and also a leisure centre with swimming pool and gym.

There is also a choice of both primary and secondary schools within the city. Crown Primary School & Millburn Academy are in the catchment area for the property.

Transport connections in the city include mainline rail, with the A9 offering routes south towards Perth, Edinburgh and Glasgow or north onwards into the Highlands. Inverness Airport is also within easy reach.

The surrounding landscape offers a wealth of activities, including walking, riding and cycling, while the shores of the Moray Firth are ideal for sailing.

There are several golf clubs in and around the city, including Inverness Golf Club and Kings Golf Club.



Distances

- City Centre 0.5 miles
- Inverness Airport 10.3 miles

Nearby Stations

- Inverness

Key Locations

- Inverness Castle
- Culloden Battlefield
- Loch Ness

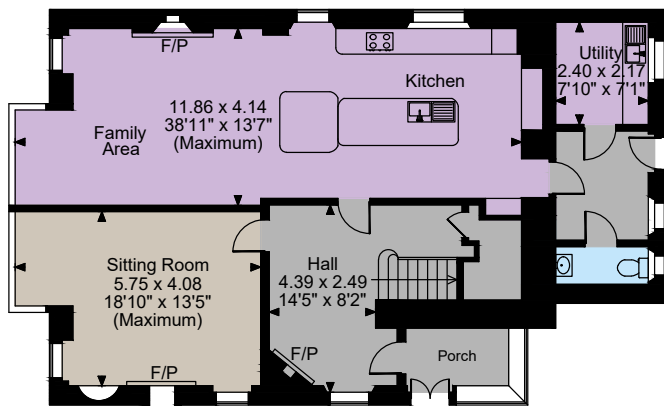
Nearby Schools

- Crown Primary School
- Lochardil Primary School
- Holm Primary School
- Millburn Academy
- Inverness Royal Academy

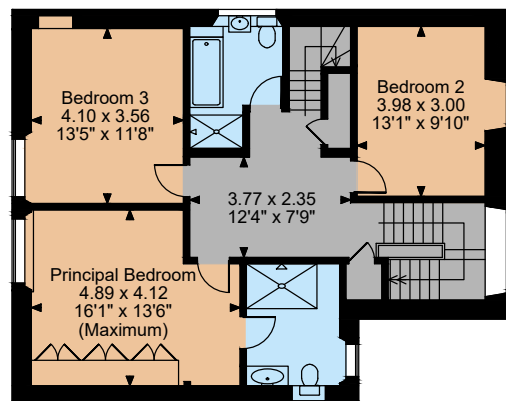




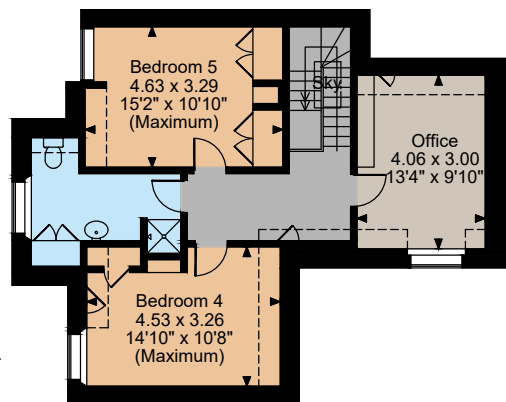




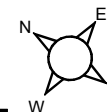
Ground Floor



First Floor



Second Floor



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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2,687 sq ft (250 sq m)

For identification purposes only.

Directions

IV2 4TB

what3words: ///public.upset.turns

General

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

Services: Mains electricity, water and drainage. Gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

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

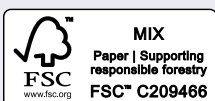
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