



# Eileanach, 1 Ladies Walk

Inverness

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A magnificent Category B listed semi-detached home in a sought-after Inverness riverside setting.

A striking period property with a wealth of splendid original features both outside and in, set in a highly sought-after position beside the River Ness and Bellfield Park. Inverness city centre is within close proximity, with its excellent amenities and transport connections.



**4 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**SELF-CONTAINED APARTMENT**



**GARDEN**



**FREEHOLD**



**TOWN**



**3,515 SQ FT**



**OFFERS OVER £865,000**



### The property

Eileanach is a fine Baronial style Category B Listed semi-detached house that dates from 1863. The property was converted into flats over the years and in the 1990's was reinstated into a family dwelling with the exception of a small part to the side which is a separate property.

The house is spread over three floors and features various details, including stone elevations, crowstepped roof gables, and a conical turret protruding from the upper level. Inside, the accommodation has attractive styling, while retaining much of its original charm.

A porch at the entrance opens to the welcoming inner hallway, with its chequerboard tiling, original fireplace and wide central staircase leading to the first floor. The ground floor reception rooms include the comfortable sitting room and the drawing room, while the heart of the home is the 41ft kitchen, dining area

and family area. Ideal for entertaining, the space has wooden flooring and two full-height bay windows welcoming plenty of natural light to the family area and dining area. The kitchen itself has fitted units, a central island, modern integrated appliances and a range cooker. The ground floor also has a utility room for additional appliances and home storage.

The first floor offers three well-presented double bedrooms and a large family room. The bedrooms include the generous principal bedroom, which shares a Jack and Jill bathroom with the second bedroom. The first floor also has a shower room, while the stunning drawing room has a south and west-facing aspect offering views across the River Ness. The second level's galleried landing leads to a further three bedrooms, plus a family bathroom with an over-bath shower.







## Outside

At the front of the house, gates open to the gravel driveway, which is enclosed by high walls for a sense of privacy from the road, and offers parking space for several vehicles. There is also a detached garage/workshop at the side, providing further parking, while to its first floor the garaging block has a self-contained apartment, providing useful additional accommodation. It includes a kitchenette, a studio-style bedroom and a shower room. At the side and rear, the beautiful mature walled garden includes gravel terracing and a patio for al fresco dining, a well-maintained lawn and various established border shrubs, trees and flowering perennials. There is also a summer house and a separate vegetable garden with raised beds, as well as gated access directly to the riverside walk.

## Location

The property lies in a sought-after position around 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 the newly renovated Inverness Castle, Eden Court Theatre and cinema, Rugby club, Inverness Tennis Club, Bucht Park 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
- Botanic Gardens
- Loch Ness

## Nearby Schools

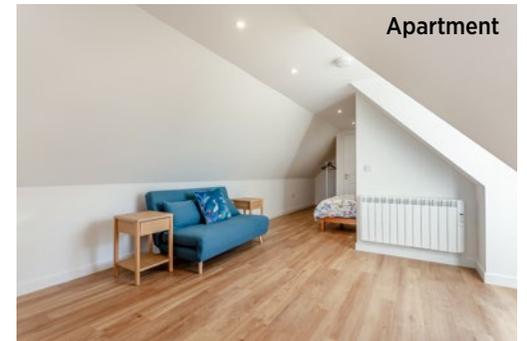
- Crown Primary School
- Lochardil Primary School
- Holm Primary School
- Millburn Academy
- Inverness Royal Academy



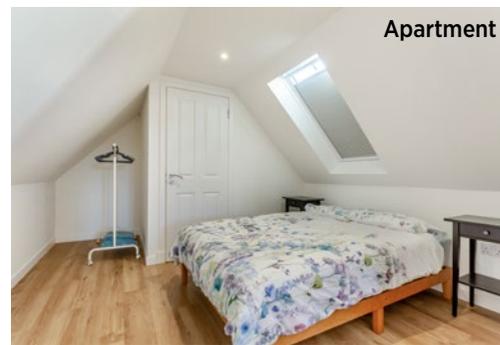




Apartment



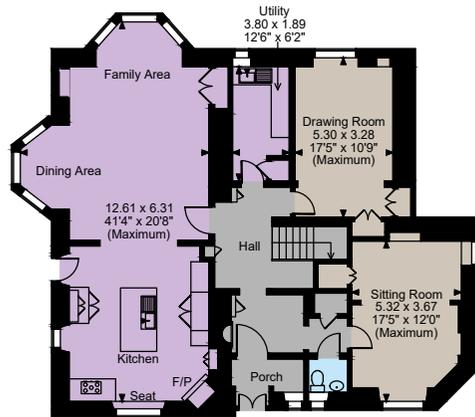
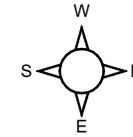
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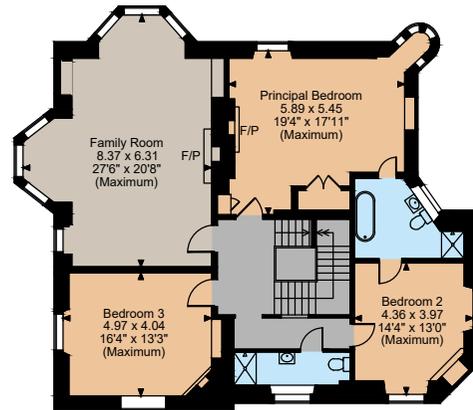
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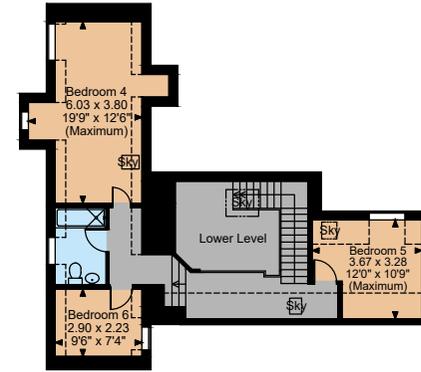
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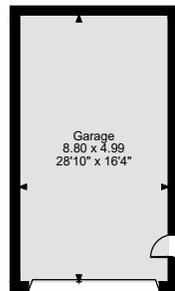
Ground Floor



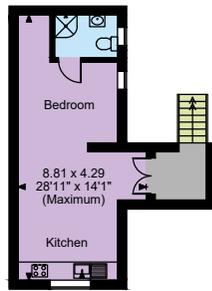
First Floor



Second Floor



Garage Ground Floor



Annexe above Garage

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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,515 sq ft (327 sq m)

Garage internal area 476 sq ft (44 sq m)

Annexe internal area 367 sq ft (34 sq m)

Total internal area 4,358 sq ft (405 sq m)

For identification purposes only.

## Directions

IV2 4TB

what3words: ///land.moves.start

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://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.

## Inverness

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