



2 Ness Walk
Inverness

Prime holiday let investment in prominent city centre location with spectacular views over the River Ness

The property provides three 2-bedroom self-contained apartments over first, second and third floors within a 4-storey stone and slate “B” Listed building built circa 1884.



3 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



ON STREET PARKING



NO EXTERNAL SPACE



FREEHOLD



CITY



1,659 SQ FT



**FIXED PRICE
£560,000**



The property

The property provides three 2-bedroom self-contained apartments over first, second and third floors within a 4-storey stone and slate “B” Listed building built circa 1884. The building is a fine example of Scottish Baronial architecture by pre-eminent local architect Alexander Ross and depicts good quality stone features including gabletted dormer heads, a canted corner corbelled to square with a granite column at angle, an oriel window and crowstepped gable detailing at roof level. Entrance to the property at street level is taken off Ness Walk adjacent to the Rocpool Restaurant leading to a common staircase to all floors. Internally, the accommodation benefits from original features including timber sash and casement windows and high ceiling heights with decorative cornices. All mains services are available with gas central heating provided to each apartment. The apartments will be sold fully equipped ready to trade/continue the existing business. Ness Apartments have been operating for a number of years by the vendors. Previous trading information will be supplied to seriously interested parties after completion of

a nondisclosure agreement. Further information is available on the owner's web site: - <https://www.nessapartments.com>

Accommodation

First Floor - The Luxury Apartment

The “Luxury” apartment has two large double bedrooms, a bathroom and a large living / kitchen area. The apartment is beautifully finished and attractively furnished throughout and has spectacular views over the castle, river and town centre.

Second Floor - The Elegant Apartment

The “Elegant” apartment is the largest apartment with a kitchen / living area, 2 bedrooms and a bathroom. The space is bright and airy and shares the same views as the other apartments.



Accommodation cont.

Third Floor - The Penthouse Apartment
The third floor "Penthouse" apartment enjoys unbeatable spectacular views. The beautifully refurbished apartment has two large double bedrooms, a modern kitchen and lovely large living room with a unique 'snug window seat' to make the most of the epic view.

Location

The City of Inverness is regarded as the administrative and retail centre for the Highlands of Scotland. The city has a population of 62,750 inhabitants (census 2011). Inverness Airport is situated 16km to the east of the city with regular services to Manchester, Bristol, Birmingham and London and the more outlying areas of the Highlands. The subjects are prominently located on Ness Walk on the west side of the River Ness close to the main Ness Bridge. The property enjoys frontage and pleasant views over the river in the heart of the city centre and enjoys spectacular views over the River Ness, the Ness Bridge up to Bridge Street/High Street and across to Inverness Castle. The property is close to all amenities including the Eastgate Shopping Centre, railway station and bus station. Neighbouring properties mainly comprise hotels, B&B's/guest houses, public houses and restaurants. The ground floor of the building is occupied by the Rocpool Restaurant which is in separate ownership. As a tourist hub Inverness is the start and finish point for the NC500, Scotland's ultimate road trip of over 500 miles of stunning coastal scenery. There are outstanding areas serving the international and domestic tourist markets such as the world-famous Loch Ness, activities including golf, fishing, deer stalking, cycling and walking as well as historical sites such as Culloden Battlefield and Clava Cairns. The City and surrounds is also a hive of activity for the Whisky and other distillery businesses and increasingly provide year-round trade to the local accommodation markets. The Castle within the city is currently being refurbished along with its gardens and will be the focal point of a visitor attraction "Inverness Castle Experience" scheduled to open in 2025.



Distances

- Inverness Airport 9.5 miles

Nearby Stations

- Inverness train station 0.4 miles
- Inverness bus station 0.5 miles

Key Locations

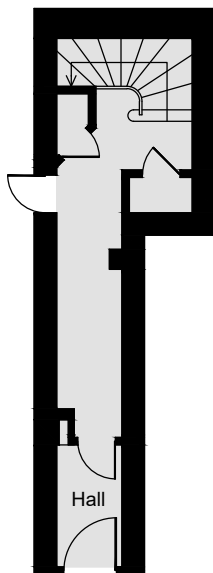
- Inverness Castle
- Loch Ness
- Culloden Battlefield
- Moray Coast
- Cairngorms National Park
- North Coast 500 (NC500)



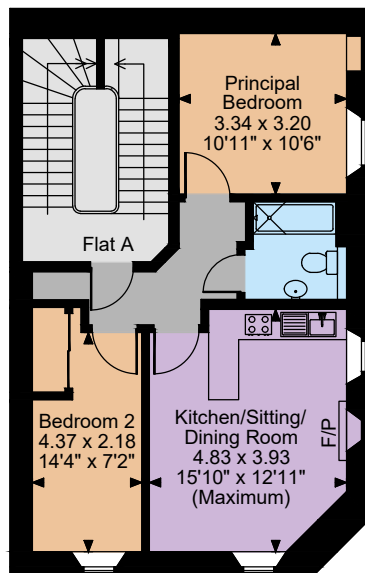




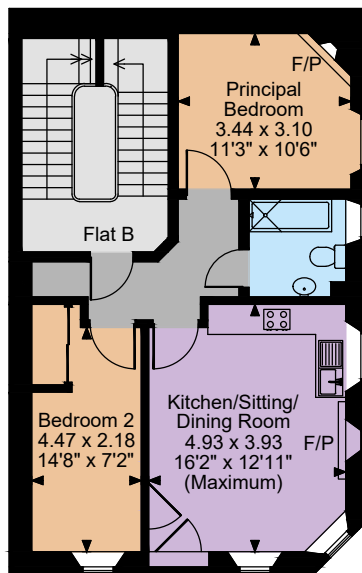




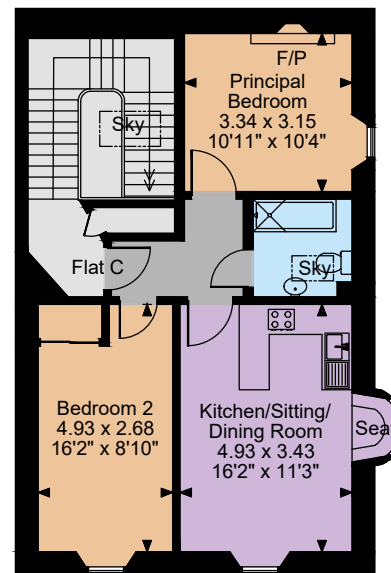
Ground Floor



First Floor

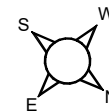


Second Floor



Third Floor

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

House internal total area 1,659 sq ft (154 sq m)

First floor internal area 540 sq ft (50 sq m)

Second floor internal area 552 sq ft (51 sq m)

Third floor internal area 567 sq ft (53 sq m)

For identification purposes only.

Directions

Post Code - IV3 5NE

///what3words - ///fortunate.doll.acute

General

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

Services: Mains electricity, gas, water and electric heating.

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

Rateable Value: The property is currently listed as a whole on the Assessor's portal with a NAV/RV of £7,800. Qualifies for 100% Small Business Bonus Scheme rates relief.

EPC Rating: First Floor - E, Second Floor - E, Third Floor - F

Fixtures and Fittings: Will be sold fully equipped.

Shepherd Commercial

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Inverness

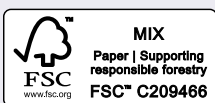
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