

# FOR SALE

## DRUID HOUSE B&B AND APARTMENTS



**DRUID HOUSE, OLD EDINBURGH ROAD  
SOUTH, INVERNESS, IV2 6AR**

**SALE PRICE: OFFERS OVER £835,000**

- EXISTING 9 BEDROOM BED & BREAKFAST EXTENDING TO 408 M2 (4392 FT2)
- FIRST FLOOR 2 BEDROOM APARTMENT EXTENDING TO 58.60 M2 (631 FT2)
- FIRST FLOOR 1 BEDROOM APARTMENT EXTENDING TO 65.17 M2 (701 FT2)

LOCATION

Inverness is the commercial and administrative centre for the Highlands of Scotland, known as the “Capital of the Highlands”. It is one of the fastest growing cities in the UK with a resident population in excess of 65,000. It also has the biggest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population of 350,000. Inverness is a popular tourist destination, particularly during the summer months, giving additional income to the licensed and retail sectors.

The city has its own indoor retailing centre, Eastgate Shopping Centre, which along with the High Street, is represented by national and local retailers. Inverness is also regarded as the gateway to the Highlands where it inter-connects the principal trunk roads leading to the area; the A96 Aberdeen road, the A9 Perth road and the A82 Fort William road.

Druid House is located on Old Edinburgh Road South, giving the impression of secluded rural living whilst being only a short drive from all amenities. Inshes is a modern and desirable residential area with excellent local amenities and services. Its close proximity to the Southern Distributor Road allows easy access to Raigmore Hospital, Lifescan, Police Headquarters and Beechwood Business Park. There are local amenities at Inshes Retail Park, including a two supermarkets, petrol station, garden store, nursery, Kidszone, Bannatyne's Health Club and drive thru. Primary schooling is available at the popular Inshes Primary School, with secondary pupils attending Millburn Academy. There is a regular bus service into the centre routed nearby. The city centre is a short drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. There is easy access to a wide variety of outdoors sports and activities.

DESCRIPTION

Rare opportunity to purchase an impressive detached family home with excellent letting potential. This spacious property is currently run as a successful B&B but can equally be a fantastic family home with flexible accommodation. On the ground floor is the formal lounge, family room, kitchen/diner, utility room, wc, lovely garden suite with French doors leading to the garden, a dressing area and an ensuite, 2 further double bedrooms with ensembles and a large office/9th bedroom. On the first floor is the breakfast room, impressive master suite with French doors leading to the balcony, walk-in wardrobe and an ensuite bathroom and 4 further bedrooms, all with ensembles. The property sits on a large plot with mature gardens, a burn running through it and a garden room which is fully insulated, has power and a shower-room. There are 2 separate double garages, one with a 2-bed letting apartment above and the other with a 1-bed letting apartment above. Overall, this is a fantastic opportunity to purchase an impressive property with proven earning potential.

ACCOMMODATION

We calculate that the property extends to the following approximate floor areas:-

Villa	408 M <sup>2</sup>	4392 FT <sup>2</sup>
Garage / Two Bed Flat	117.21 M <sup>2</sup>	1264 FT <sup>2</sup>
Garage / One Bed Flat	154.29 M <sup>2</sup>	1661 FT <sup>2</sup>

EXTRAS / INVENTORY

All fitted floor coverings, fixtures and fittings, including all light fittings. All window blinds, curtains and poles. All integrated appliances are included within the asking price. Note - the inventory of the trading furnishings and equipment is available for purchase by separate negotiation.

SERVICES

Mains electricity, water and drainage. Oil tank. Telephone and broadband.

SALE PRICE / VAT

Our Clients heritable interest is available to purchase at offers over £835,000. The Home Report has been commissioned on the basis of residential use with a market value of £835,000. The Home Report can be made available to seriously interested parties. There is no VAT payable on the Sale Price.

ENTRY

By mutual agreement.

COUNCIL TAX

The detached Villa accommodation has been categorized as band G for council tax purposes. The first floor flat accommodation has been categorized as band B for council tax purposes.

FURTHER INFORMATION

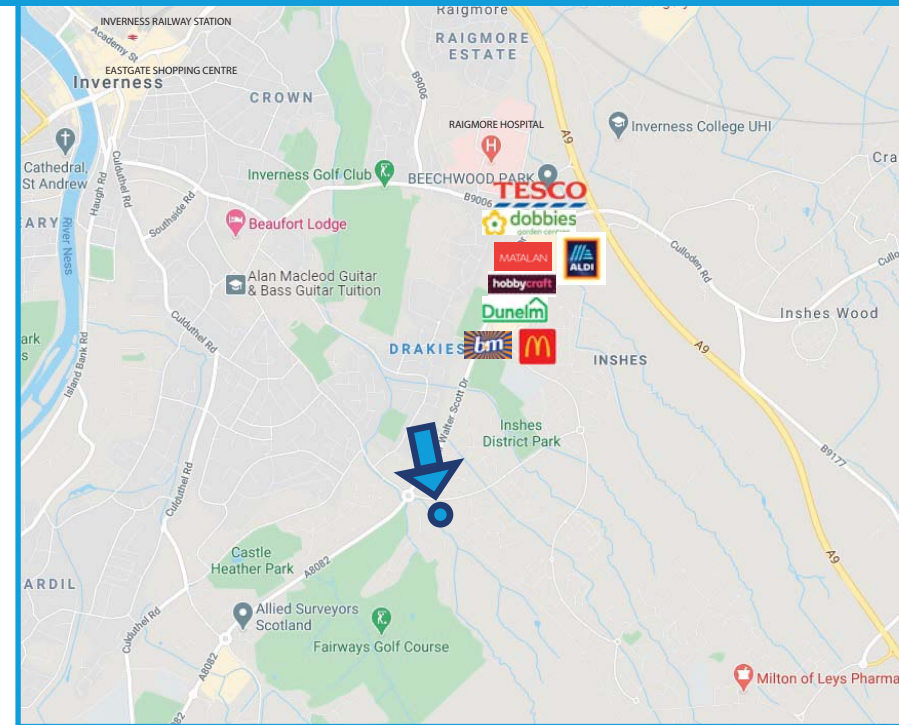
For further information please contact the joint agents:-  
Grant Stewart Chartered Surveyors / Tailormade Moves



Grant Stewart  
Email: gs@gs-cs.co.uk

Grant Stewart Chartered Surveyors,  
Ness Mews,  
Ardross Place,  
Inverness, IV3 5BY

Tel: 01463 718719  
Fax: 01463 710712



Tailormade Moves  
Email: info@tailormademoves.co.uk

The Greenhouse  
Beechwood Business Park  
Inverness  
IV2 3BL

Tel: 01463 233218  
Mob: 07765250242











