



**Grant Stewart**

Chartered Surveyors | Estate Agents  
DEVELOPMENT CONSULTANTS

## LUXURY COUNTRY HOUSE

- 10 BEDROOM HOLIDAY ACCOMMODATION
- PRIME LOCATION WITHIN WOODED GROUNDS
- FURTHER DEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING)



**FOR SALE**

DRUMDEVAN COUNTRY HOUSE  
INVERNESS, IV2 6DJ

**PRICE**

REDUCED TO £750,000

## LOCATION

Inverness acts as the capital and commercial centre for the entire Highlands and Islands region. The city lies approximately 105 miles north west of Aberdeen, 150 miles north of Edinburgh, 160 miles north of Glasgow, and is one of the fastest growing cities in the UK with a resident population in excess of 65,000. Inverness also boasts the largest geographical shopping catchment area in the UK, spanning 10,000 sq miles (25,900 sq km) with a potential catchment population in excess of 350,000.

The subjects are situated in Torbreck, six miles from Loch Ness and two miles from the Inverness city centre. The subjects are conveniently located close to the North Coast 500 route. The surrounding properties are of mainly residential use.

## DESCRIPTION

The subjects comprise a 10 Bedroom luxury country house of stone & slate construction which dates back to the Victorian Era. The subjects were converted into guest accommodation in 2017. The property sits within a secure site with mature garden areas and ample space for parking.

## PLANNING

The subjects are protected by Historic Scotland as a Grade C listed building. Prospective occupiers should satisfy themselves regarding any proposed change of use.

## ACCOMMODATION

The accommodation can be summarised as follows:-

Lower Ground Floor / Ground Floor:- Entrance Vestibule / Porch, Reception Area, 3 En Suite Bedrooms, Kitchen, Storage Room.

Lower First Floor / First Floor:- 4 En Suite Bedrooms.

Second Floor:- 2 En Suite Bedrooms.

Please visit [drumdevan.net](http://drumdevan.net) for further information & photos of the property.

## SERVICES

The subjects are connected to mains supplies of water, electricity, whilst drainage is to the main sewer. Heating is by means of LPG gas.

## RATES

The property is currently entered in the Valuation Roll with a rateable value of £13,000. The uniform business rate for commercial premises in Scotland is 49.0p in the pound for the financial year 2021/2022 for rateable values under £51,000, excluding water and sewerage charges.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the incoming occupier being responsible for the cost of LBTT, registration dues and any VAT thereon.

## SALE PRICE

Reduced from £800,000 to £750,000. Offers will be considered subject to planning and on an unconditional basis.

## ENTRY

Immediate entry is available, subject to completion of legal misses.

## FURTHER INFORMATION / VIEWING

Strictly by appointment through the sole agents:-

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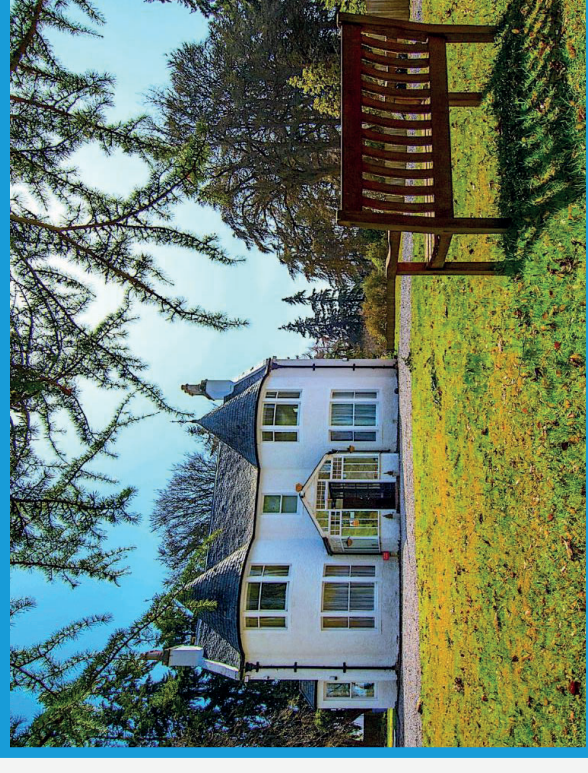
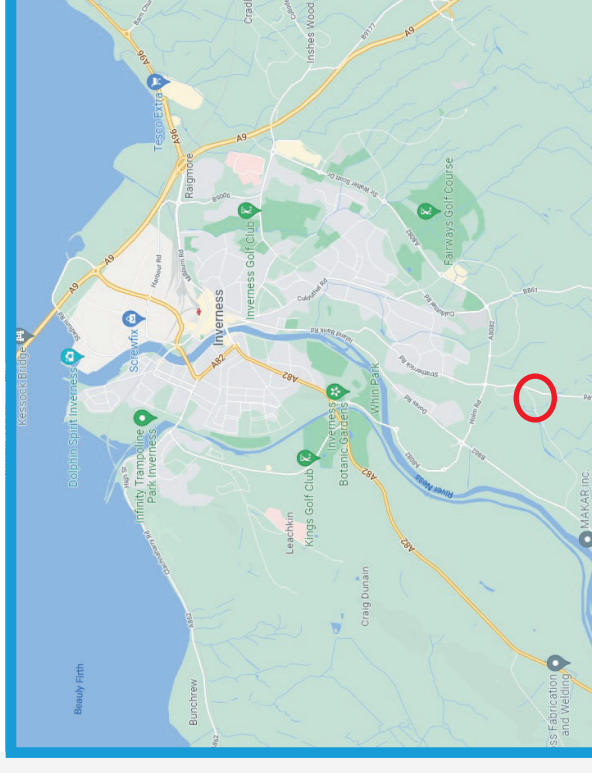
Fax: 01463 710712

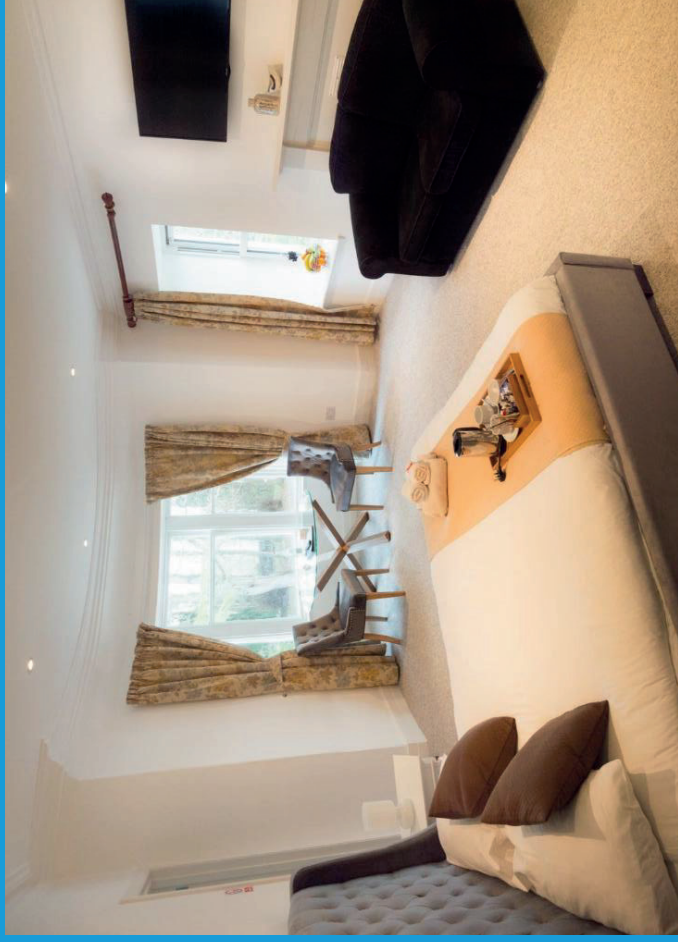
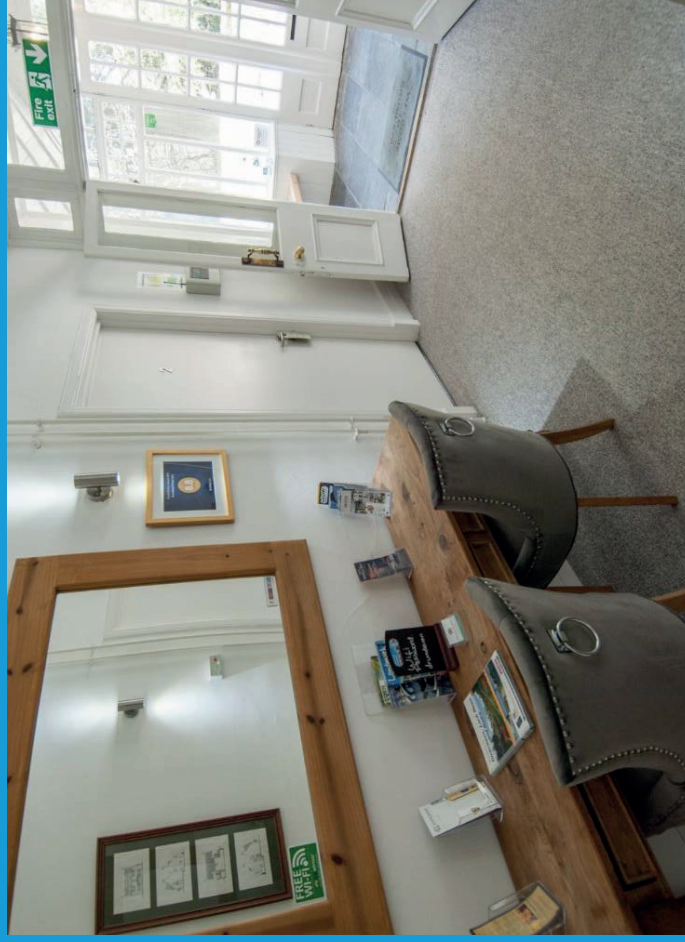
Grant Stewart Chartered Surveyors

Ness Mews, Ardross Place

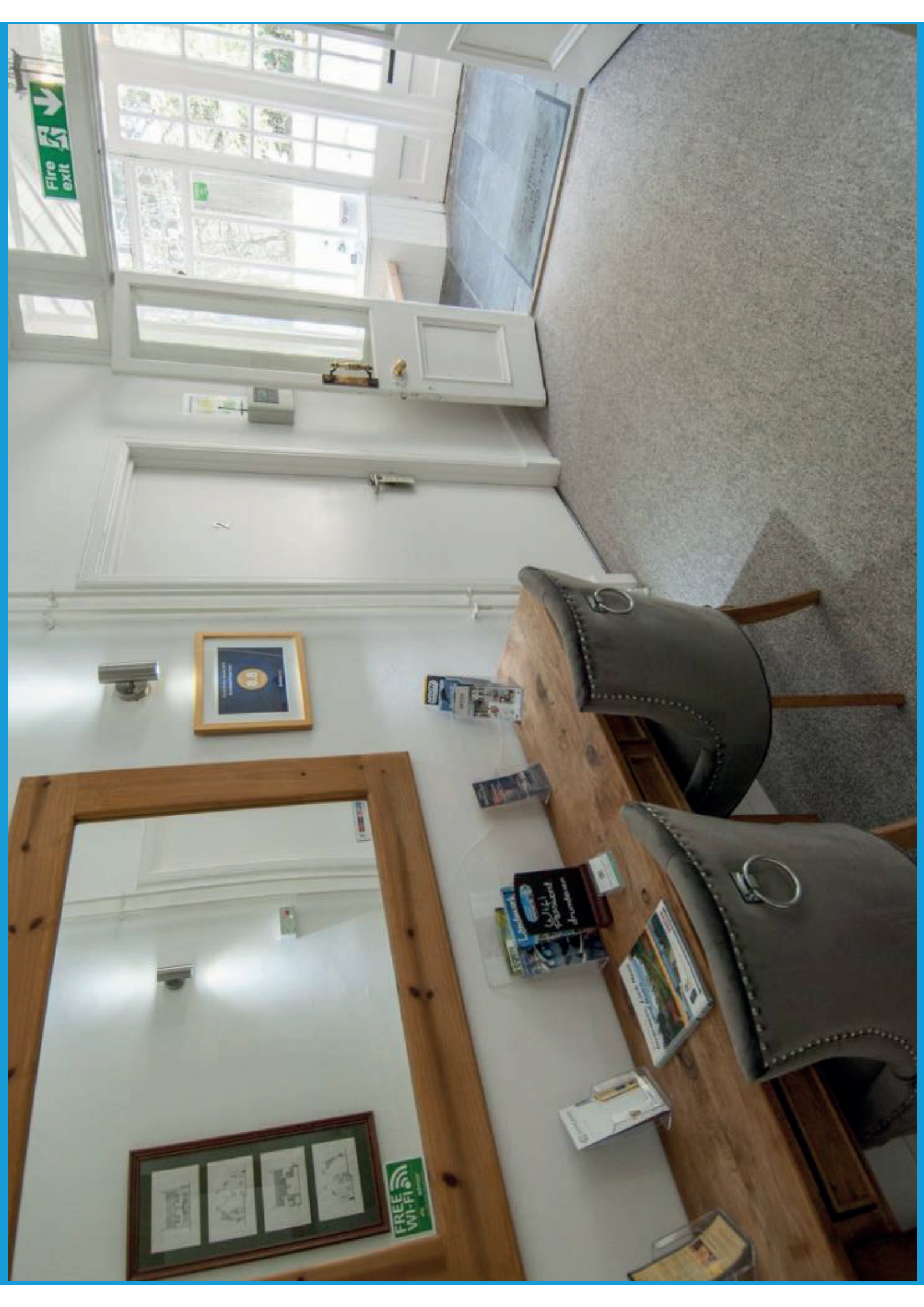
Inverness, IV3 5BY

[www.gs-cs.co.uk](http://www.gs-cs.co.uk)





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Publication Date:- May 2022





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