

FOR SALE

GUEST HOUSE / BED & BREAKFAST



**EILDON, 29 OLD EDINBURGH ROAD
INVERNESS, IV2 3HJ**

SALE PRICE: OFFERS OVER £540,000

- EXISTING 6 BEDROOM GUEST HOUSE - NIA 192.33 M2 (2,070 FT2)
- 5 DOUBLE BEDROOMS WITH ENSUITE SHOWER ROOMS
- PRIME LOCATION CLOSE TO CITY CENTRE
- SUITABLE FOR COMMERCIAL OR RESIDENTIAL USE
- AVAILABLE PARKING FOR 7 VEHICLES

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. Eildon Guest House is located on Old Edinburgh Road, in the desirable Crown area of Inverness which allows easy access to the City Centre and Raigmore Hospital. There are local amenities at Inshes Retail Park, including two supermarkets, petrol station, garden store, nursery, Kidszone, Bannatyne’s Health Club, Pure Gym and McDonald’s & Costa drive thru’s. Primary schooling is available at the popular Crown 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 walk/drive away and provides an extensive choice of shopping, leisure and recreational activities associated with city living.

DESCRIPTION

The subjects comprise a detached Victorian villa located in close proximity to the city centre, in the desirable Crown area of Inverness. The subjects are currently run as a successful Guest House and would be suitable for either commercial or residential use. The property has been extended to provide 5 spacious double bedrooms with newly fitted ensuite shower rooms. There is double glazing and gas central heating throughout. The front & rear gardens have been loc-blocked, with the rear garden offering parking for up to 7 vehicles.

Link to walkthrough video -
https://www.youtube.com/watch?v=O4OnjbyfQ_0

SERVICES

Mains electricity, gas, water and drainage, Satellite, Telephone and Broadband.

ACCOMMODATION

The accommodation can be summarised as follows:-

Ground Floor:- Lounge, Dining Room, Kitchen/Diner, Utility Room, Bedroom 6, Shower Room.
First Floor:-Bedroom & Ensuite 1, Bedroom & Ensuite 2, Bedroom & Ensuite 3, Bedroom & Ensuite 4, Bedroom & Ensuite 5, Bedroom & Ensuite 6.

ACCOMMODATION CONT'D

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

Ground Floor	94.37 M ²	1016 FT ²
First Floor	97.96 M ²	1054 FT ²
NIA	192.33 M ²	2070 FT ²

EXTRAS / INVENTORY

All fitted floor coverings, fixtures and fittings, including all light fittings - with the exception of the Lounge & Bedroom 6. Curtains - with the exception of the Lounge, curtain poles & window blinds. Gas Rangemaster and extractor, Fridge/freezer and dishwasher. Washing machine and tumble dryer. Garden Shed. Please note - the wet wall TV in Bedroom 4 Ensuite is NOT INCLUDED.

All items associated with the B and B are available by separate negotiation. Please ask the joint agents for details.

SALE PRICE / VAT

Our clients heritable interest is available to purchase at offers over £540,000. There is no VAT payable on the Sale Price.

ENTRY

By mutual agreement.

COUNCIL TAX

The subjects have been categorized as band B for council tax purposes. Please note this is subject to change upon Sale.

FURTHER INFORMATION

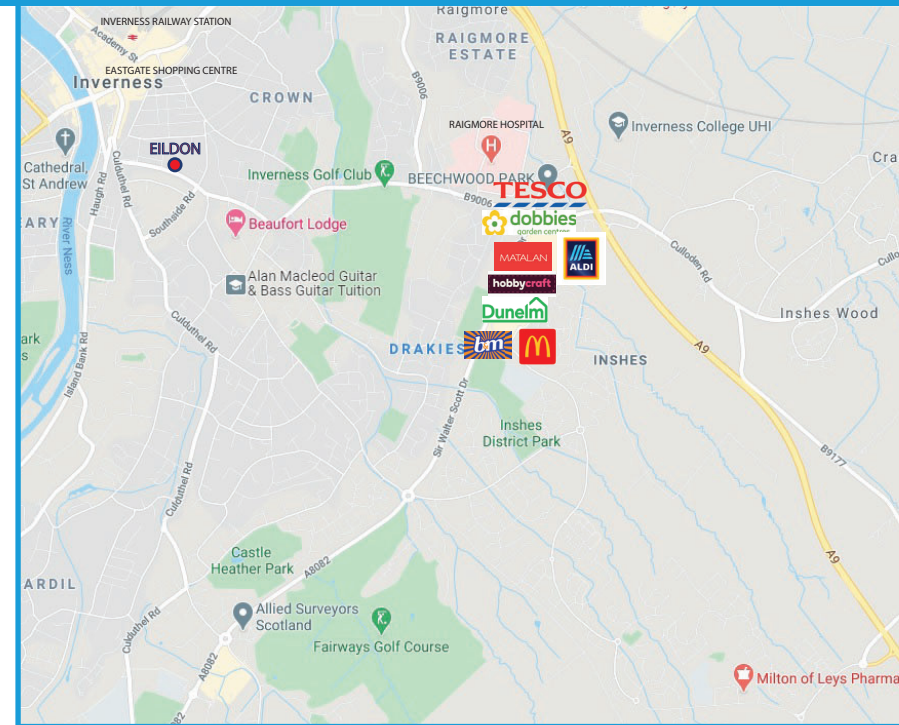
For further information please contact the joint agents:-
Grant Stewart Chartered Surveyors / Tailormade Moves



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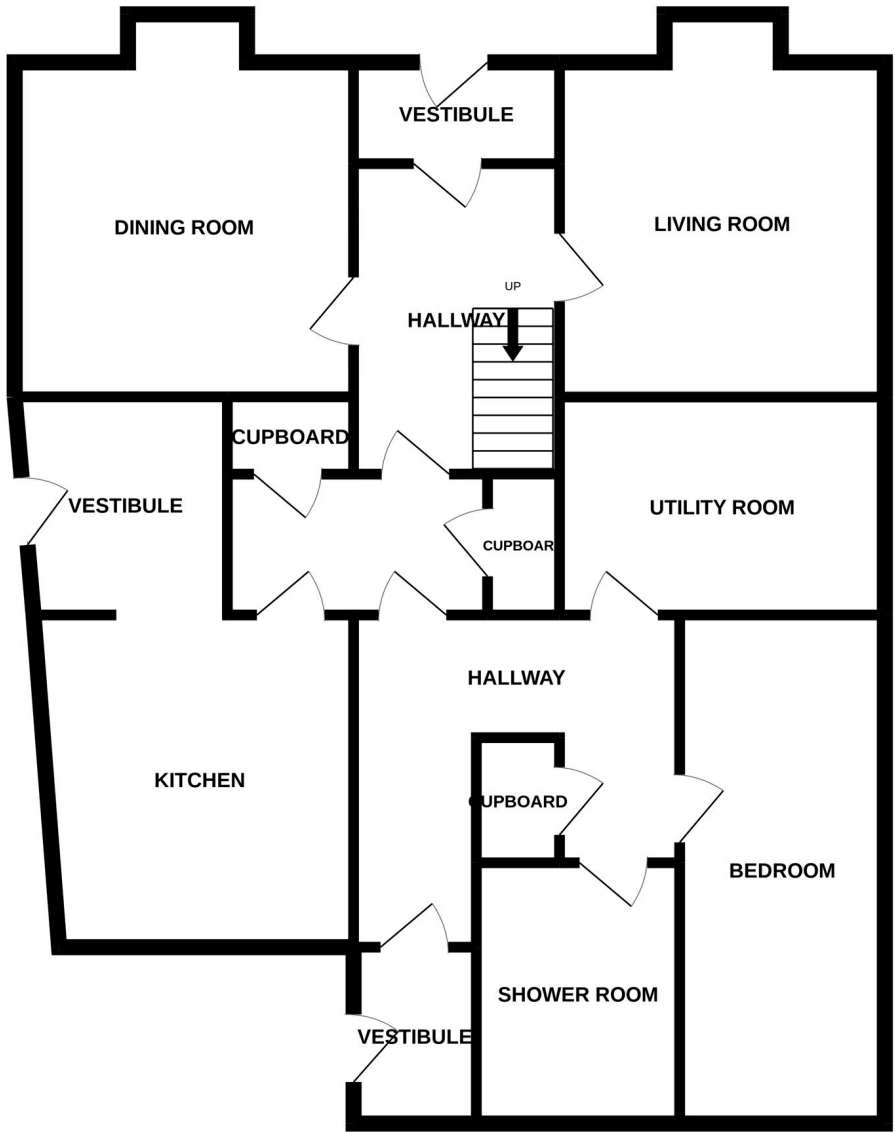


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GROUND FLOOR



FIRST FLOOR

