

Galbraith

SUNRISE

44 ISLAND BANK ROAD, INVERNESS.





SUNRISE, 44 ISLAND BANK ROAD, INVERNESS

A substantial, semi-detached villa with views over the River Ness.

City centre 1.3 miles. ■ Airport 11 miles.

- 3 Receptions Rooms. 4 Bedrooms.
- A beautiful Victorian house retaining many original feature.
- Accommodation spread over three floors.
- Lower ground floor accommodation with annexe conversion potential.
- Established, well-tended garden extending to the banks of the River Ness.
- Off-street parking and double carport.

About 0.1 hectares (0.24 acres) in all.

Offers Over £565,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

Sunrise, 44 Island Bank Road is located in a highly sought-after residential area of Inverness. The property is in a lovely setting within the Riverside Conservation Area, with views over the River Ness and within easy walking distance of the city centre, Eden Court Theatre and Bught Park sports centre.

Inverness has all the facilities of a thriving modern city and the mix of old and new has allowed the city to retain much of its historic dignity and strong Highland culture which blend well with modern theatre and the arts. There are good communications by both road and rail and the airport, about a twenty minute drive away, offers regular flights to the south and Europe.

The countryside of the Scottish Highlands is varied, from the fertile, rolling farmland of the coast to the inland moorlands and rugged mountains. This unspoilt landscape provides a haven for many rare and protected species of wildlife as well as a wide range of rural leisure and sporting opportunities from way-marked walks and cycle trails on the Black Isle, to skiing and adventure sports in the Cairngorms National Park.

DESCRIPTION

Sunrise, 44 Island Bank Road, is a delightful, category C-listed, semi-detached Victorian villa in an enviable location within the city. The property which has been in the same ownership for over 50 years, retains many original features including pitch pine doors, sash and case windows and some pictures rails, cornicing and window shutters, while there are beautiful views to the river from many of the rooms. The accommodation that extends to over 3400 sq ft and which is spread over three floors has been well-maintained and improved as required with recent works including the installation of a new kitchen, upgrading the lower ground floor bathroom and the addition of radiators in some of the lower ground floor rooms. The lower ground floor, accessed externally or from a rear staircase within the property, holds the potential for conversion into a self-contained annexe subject to gaining the relevant permissions.



ACCOMMODATION

Upper Ground Floor – Entrance Vestibule. Hall. Sitting Room. Drawing Room. Dining Room. Dining Kitchen. WC.

First Floor – Landing. Three Bedrooms. Principal Bedroom with Jack and Jill Bathroom. Shower Room.

Lower Ground Floor – Vestibule. Utility Area. Workshop. Pantry. Three Bed/Store rooms. Bathroom.

GARDEN GROUNDS

The grounds extend to the banks of the River Ness and comprise established gardens laid mainly to lawn with colourful mixed beds and productive vegetable beds. At the front of the house is a generous gravel parking area, with stocked flowerbed borders.

OUTBUILDINGS

Within the rear garden is a double carport with power, lighting and water and with lean-to log store/potting shed.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Gas	Band G	Available*	Available*	Band D	Freehold

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>







DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/hardly.slick.pushes>

MOVEABLES

All carpets, fitted floor coverings, curtains and blinds are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV2 4QT

SOLICITORS

Munro & Noble. 26 Church Street. Inverness. IV1 1HX.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

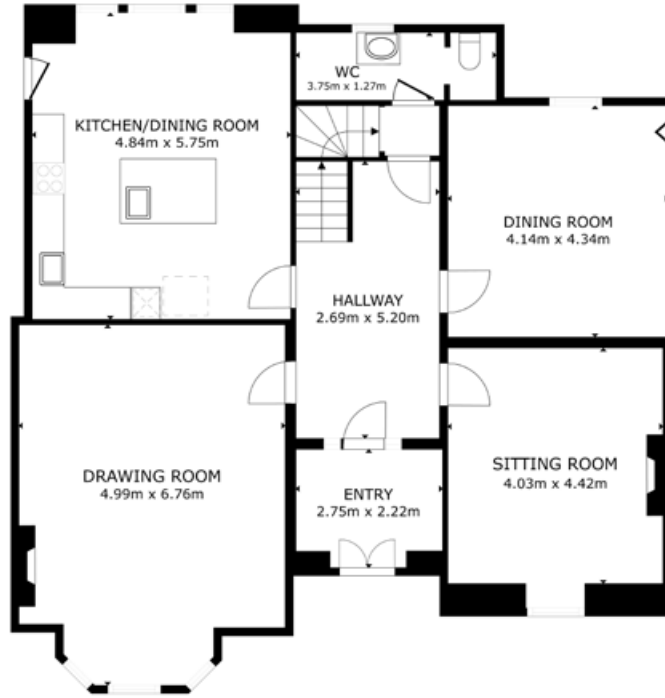
Failure to provide required identification may result in an offer not being considered.



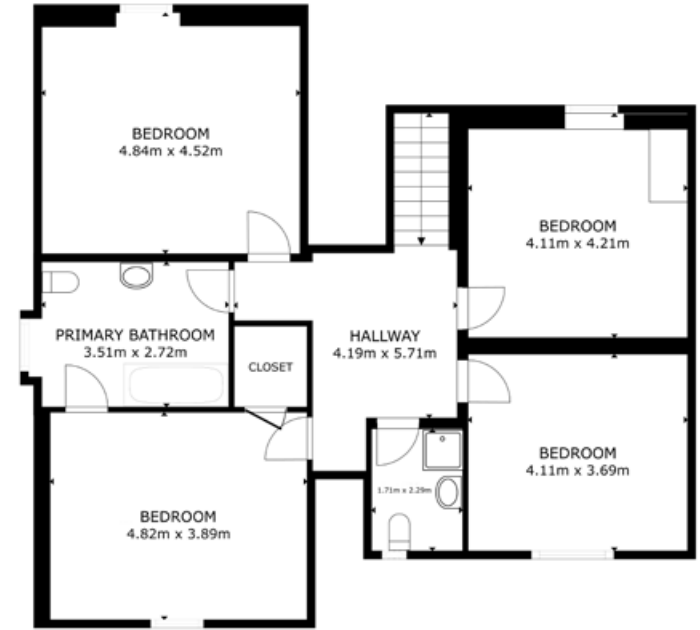
44, ISLAND BANK ROAD, INVERNESS IV2 4QT



BASEMENT



GROUND FLOOR



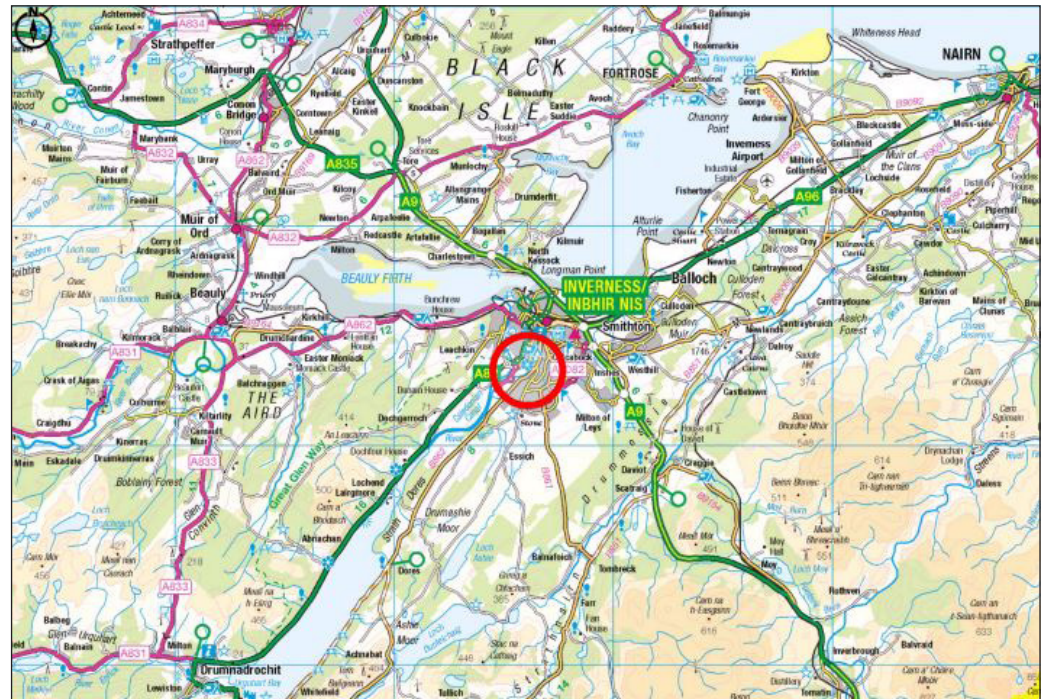
FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1 123.3 m² FLOOR 2 129.1 m² FLOOR 3 108.0 m²
 TOTAL : 360.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2024.





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