



Ardmeanach House | Fairfield Road | Inverness | Highland | IV3 5QP

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# Ardmeanach House, Fairfield Road, Inverness, Highland, IV3 5QP

- Magnificent Detached Victorian Villa
- 6 Letting Rooms
- Ample off street parking
- 2 bed owners accommodation
- Suberb location
- Ideal lifestyle opportunity
- STLL: Granted

## Situation

Nestled in the heart of Inverness, Ardmeanach House offers an exceptional living experience amid the stunning beauty of the Scottish Highlands. Just a stone's throw from the River Ness and the vibrant city center, residents can enjoy the convenience of urban living combined with the tranquility of a picturesque setting. The property is ideally situated within walking distance of Central Primary School and Inverness High School, making it perfect for families.

Inverness is renowned for its rich history and cultural attractions. Nearby, you can explore the famous Loch Ness, the historic Culloden Battlefield, and the scenic Caledonian Canal. For those who enjoy outdoor activities, the North Coast 500 route offers breathtaking drives along the coast. The city itself boasts a variety of amenities including the Eden Court Theatre, the Inverness Aquadome, and numerous shops, cafes, and restaurants.

Inverness Airport, located just 8 miles away, provides excellent connectivity with regular flights to major UK cities and international destinations. This makes it convenient for both business and leisure travel. Whether you are looking for a family home or a business opportunity, this property on Fairfield Road offers unparalleled potential in one of Scotland's most sought-after locations.





## The Business

Ardmeanach House in Inverness operates as a traditional bed and breakfast, offering a charming and comfortable stay for its guests. The establishment features six ensuite letting rooms, catering to a variety of guest preferences with one single room, one twin room, and four double rooms. This setup allows Ardmeanach House to accommodate solo travelers, pairs, and couples alike, ensuring a personalized experience for each guest.

The bed and breakfast trades seasonally, opening its doors from April through to October. During this period, room rates start from £65 per night, depending on the type of room and the time of booking.

Ardmeanach House primarily targets a diverse market, including European tourists, tour guides, and travel companies such as Rabbie's Tours. Additionally, the American market is a significant focus, drawing visitors who are exploring the scenic beauty and cultural heritage of Inverness. The bed and breakfast's marketing strategy leverages multiple channels to reach potential guests. It maintains its own website, ensuring direct bookings and providing detailed information about the property. Furthermore, Ardmeanach House is listed on Booking.com, a popular platform that enhances its visibility and accessibility to a global audience. Collaborations with travel companies also play a crucial role in attracting guests through organized tours and travel packages.

Ardmeanach House is run with the assistance of two part-time employees responsible for room servicing and laundry. One staff member works Monday to Friday, while the other covers Saturday and Sunday, both averaging around four hours per day.

There is considerable potential for growth at Ardmeanach House. Extending the trading season beyond October could attract more guests during the off-peak months.



## Property

Ardmeanach House is a magnificent detached villa dating back to 1868. This imposing property offers generous proportions and a flexible layout, perfect for a range of buyers. Currently thriving as a successful Bed and Breakfast, it presents an excellent opportunity for both residential and commercial interests.

Exuding period charm, the villa boasts original features including wood panelling, high ceilings, cornicing, deep skirting, solid doors, decorative arches, encaustic tiling, and fireplaces. The ground floor showcases three reception rooms: a formal lounge, dining room, and conservatory. The modern kitchen/diner features a raised breakfast bar seating six, a range cooker with electric hob, downdraft extractor fan, integrated appliances, and a spacious pantry. A double bedroom with ensuite and family bathroom with roll-top bath complete this level.

An impressive stairway leads to the half landing, where you'll find a single bedroom with ensuite. The first floor houses four substantial bedrooms, all with ensuite shower rooms, and a useful office. The top floor offers private owner's accommodation with two bedrooms, a shower room, and a versatile landing area currently used as a dressing room.

The property benefits from a cellar housing the utility/laundry room with potential for various uses. Recent upgrades include sash and case double glazing throughout and gas central heating, complemented by a wood-burning stove. Ample storage is available on all levels.



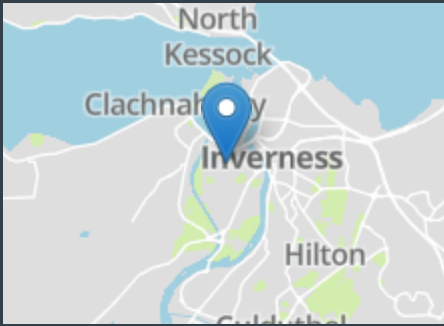
## External

The exterior of the property features a spacious driveway that can accommodate 8-10 cars, with an adjacent lawn area that offers potential for further expansion if desired. Both the conservatory and the kitchen provide access to a private decking and patio area, ideal for soaking up the sun in complete seclusion. The sale also includes garden sheds for additional storage. Additionally, the property is equipped with automated external lighting and a CCTV system for enhanced security.









### Rateable Value

The Rateable Value is £10,500. Nil Rates Payable.

Owners accommodation: Council Tax Band C. (Less water charge)

### Tenure

Scottish equivalent of Freehold

### Financial Information

The business trades beneath the VAT threshold. Accounting Information will be released after formal viewing has taken place.

Floor -1

Floor 0

Floor 1

Floor 2

**Approximate total area<sup>(1)</sup>**  
329.84 m<sup>2</sup>

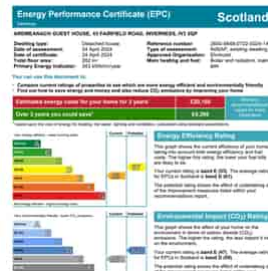
**Reduced headroom**  
20.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



All appointments to view this or any of our other properties must be made through the vendors sole agents:

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.