

Galbraith

1 VICTORIA TERRACE
INVERNESS





1 VICTORIA TERRACE, INVERNESS

A beautifully renovated, C Listed house in a peaceful setting.

City Centre 0.5 miles ■ Airport 9 miles

About 0.04 hectares (0.11 acres) in all.

Offers Over £600,000

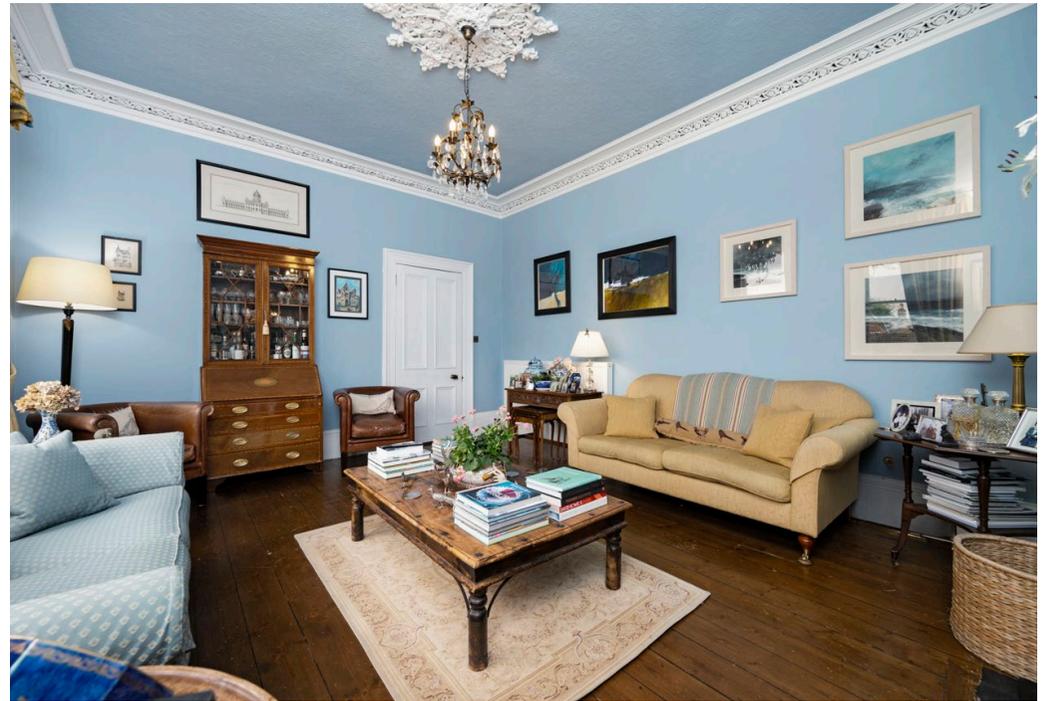
- Three Reception Rooms. Four Bedrooms.
- An exceptional standard of accommodation over three floors.
- Stunning interior with high quality finishes.
- Walled garden with vehicular access.
- Within walking distance of the city centre and River Ness.
- In the Crown conservation area.

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket





SITUATION

No 1 Victoria Terrace is a C Listed, end terraced house in the Crown area of Inverness. It's understood that the terrace was originally built as officers accommodation for the Cameron barracks and number 1 was the Colonel's house. The property is in a delightful, peaceful setting, with lovely views over the city and within easy reach of the city centre and all main routes. The house is architect designed and thought to have been designed by Alexander Ross who was also the architect for Inverness cathedral and many other buildings and churches in Inverness.

Inverness has all the facilities of a thriving modern city, while 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. The city has 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

The current owners purchased 1 Victoria Terrace about 14 years ago and have fully renovated both the house and grounds to create an exceptional property. The work carried out includes refurbishing some of the original sash windows, upgrading the electrics, upgrading the heating and plumbing systems, a new kitchen and utility room, removing some of the shower rooms and installing new bathrooms. Where possible, original features have been retained, restored or replicated, while the fittings and furnishings are of the highest standard and include Jim Lawrence light switches and door furniture, Anta tiling and blinds along with Farrow and Ball and Little Green paint finishes and Cole and Son, Zoffany and Laura Ashley wall papers.

The clever and individual interior design of the house has created a unique family living space where comfort blends with character and expression and it is this outstanding combination that saw 1 Victoria Terrace awarded first place in the BBC 2021 Scotland's Home of the Year, Highland regional heat.

ACCOMMODATION

Ground Floor - Entrance Hall. Drawing Room. Dining Room. Dining Kitchen with Aga. Utility Room. Cloakroom with WC.

First Floor - Sitting Room. Two Bedrooms. Shower Room. Study/Reading Room.

Second Floor - Two Bedrooms. Dressing Room. Bathroom. WC.

GARDEN GROUNDS

The grounds at 1 Victoria Terrace extend to approximately 0.11 acres. At the front of the house is a raised parterre with lavender hedging. The rear garden is accessed through the house or via vehicular and pedestrian gates from a quiet lane. Enclosed by a stone wall, the garden comprises a central lawn edged by clipped box hedging, specimen trees and shrubs, and perennial plants, giving shape and interest throughout the year.

OUTBUILDINGS

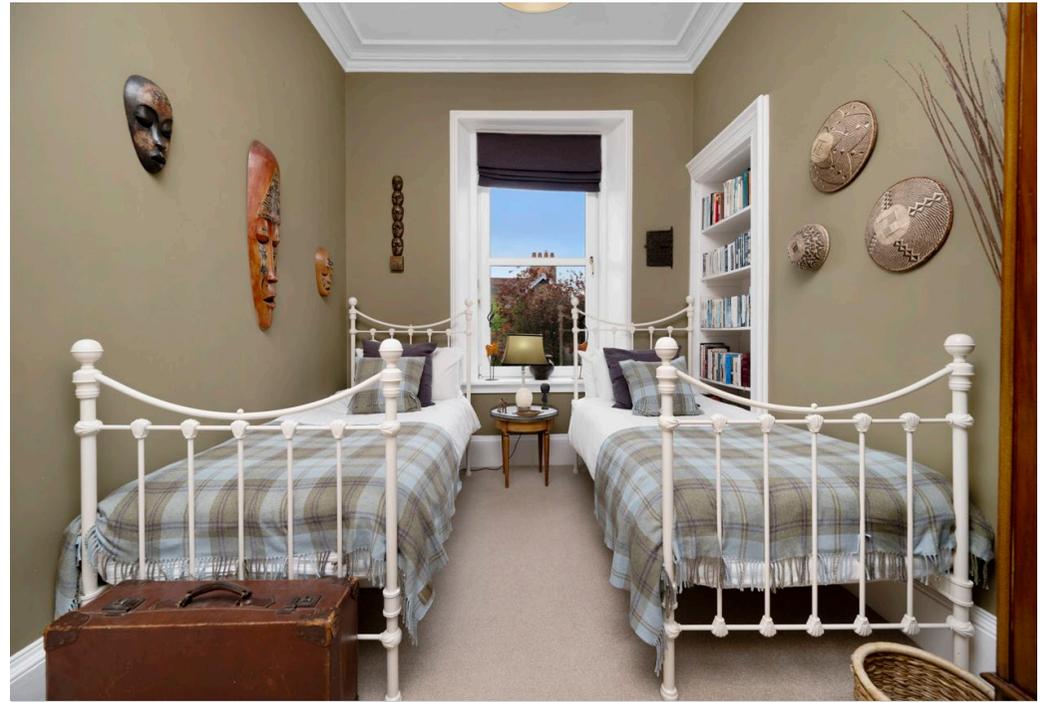
In the rear garden there is a timber garden shed with power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Drainage | Heating | Council Tax | Broadband | Mobile Coverage | EPC | Tenure |
|-------|----------|-----------|-------------|----------------------|-----------------|-----|----------|
| Mains | Mains | Mains gas | G | Superfast available* | Available* | E | 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 - [///punk.fishery.claim](https://www.what3words.com/p/punk.fishery.claim)

MOVEABLES

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

VIEWINGS

Viewings are available by prior arrangement on Fridays, Saturdays and Sundays only.

POST CODE

IV2 3QA

SOLICITORS

Miller Gerrard, Blairgowrie
The Studio
13 High Street
Blairgowrie
Perthshire
PH10 6ET

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.

IMPORTANT NOTES

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 May 2025.







1, VICTORIA TERRACE, INVERNESS IV2 3QA



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 92.5 m² FLOOR 2 74.6 m² FLOOR 3 74.6 m²
TOTAL : 241.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



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PLEASE RECYCLE