

# 5 Fairfield Road

INVERNESS, HIGHLAND, IV3 5QA



*A STUNNING FULLY REFURBISHED  
SEMI-DETACHED HOME*



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Welcome to 5 Fairfield Road, a beautiful show home-style fully refurbished semi-detached gem nestled in the heart of Inverness city centre. This property offers a perfect blend of modern elegance and classic charm, making it an ideal choice for families or an incredible investment opportunity in the thriving tourism market of Inverness.

The ground floor features an inviting entrance hallway with ample storage, staircase to the first floor with wrought iron spindles, a large walk-in shower room, and a spacious double bedroom, providing a comfortable and accessible living space. The heart of the home lies at the rear, in the stunning open-plan kitchen lounge, boasting Karndean herringbone flooring, 30mm white quartz worktops, a breakfast bar with upstand, instant hot water tap, wine cooler and a range of other high-end appliances for culinary enthusiasts.

For those who love to bask in natural light, a delightful small conservatory complements the living space. Journey upstairs to discover two generous double bedrooms, each equipped with its own en-suite shower room, ensuring privacy and convenience for all residents.

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Attention to detail is evident throughout the refurbishment, with the inclusion of modern features like LED down lights, a fully rewired electrical system, and a new plumbing and gas heating system with a Hive smart heating thermostat & controls, all-new pipework, all-new double premium, radiators, chrome towel rails, rainwater shower & mixer bar, unvented hot water cylinder for mains pressure hot water throughout the house, new water main taken into house & pressure reducing valve fitted.

The property offers excellent energy efficiency with Kingspan insulation upgrades and new plasterwork. Additionally, new doors, frames, skirtings, and fittings add a touch of sophistication to every room.

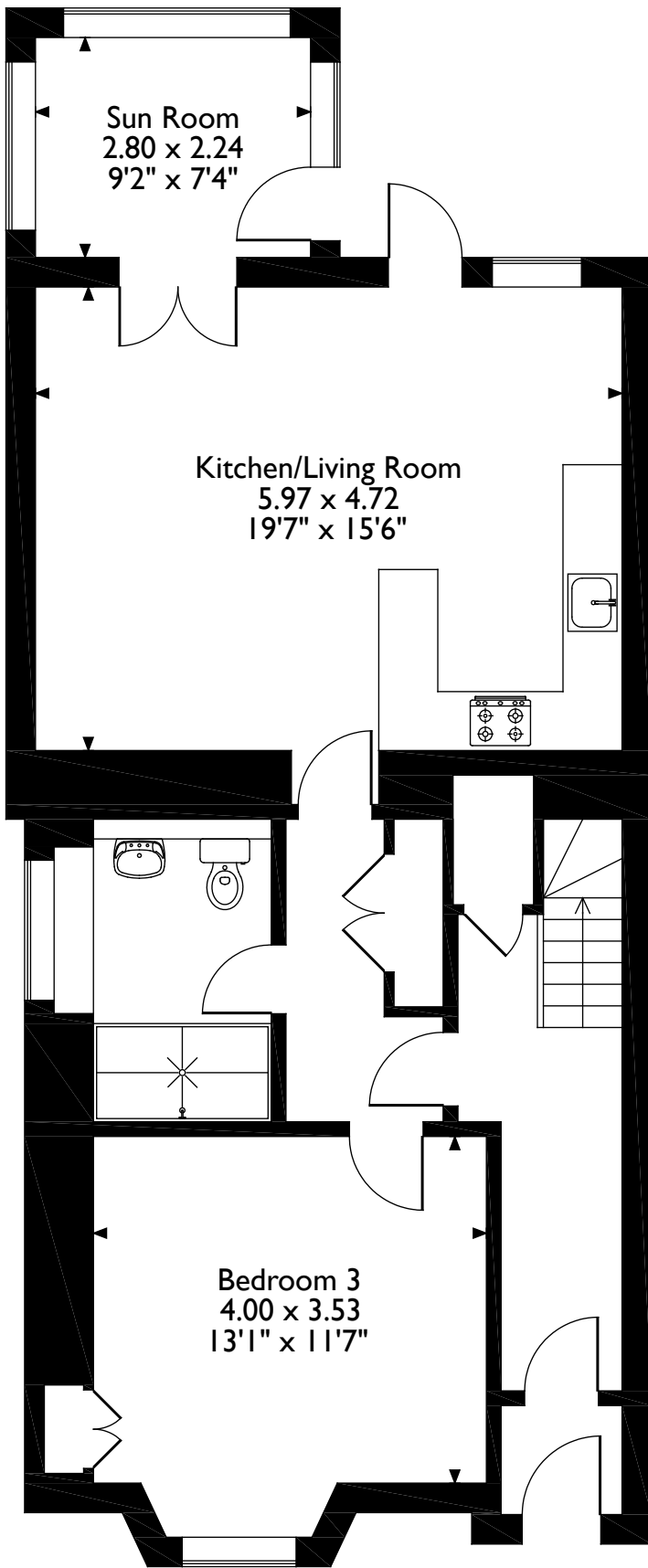




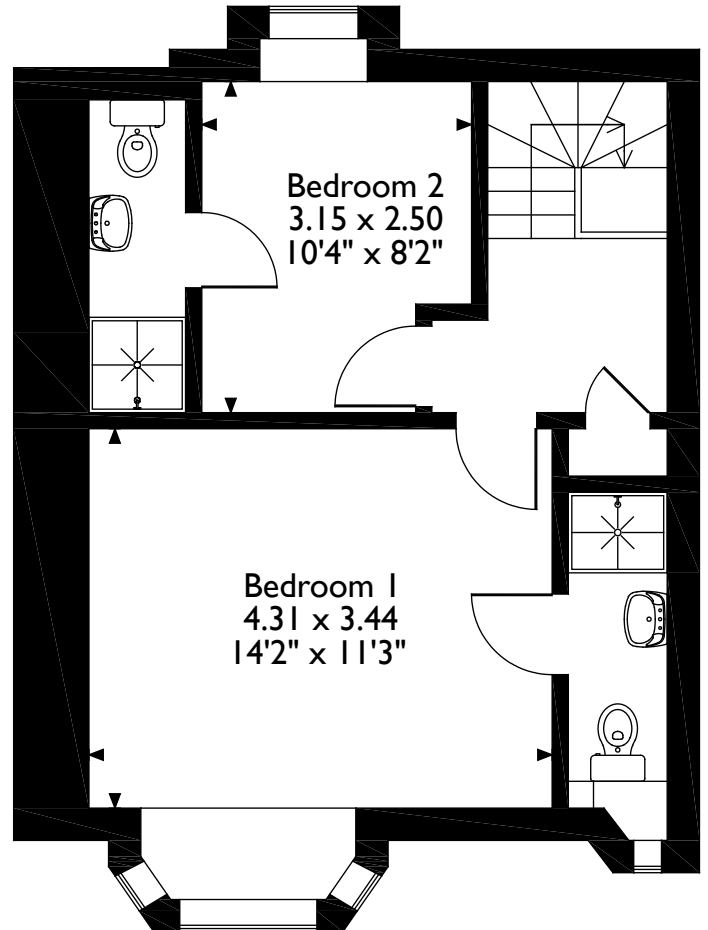








**Ground Floor**



**First Floor**

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup>

EPC Rating: D



The property also boasts a level rear garden, providing an excellent space for outdoor activities and relaxation. Located amidst the splendour of the Highlands, this property presents a lucrative rental or Airbnb opportunity, attracting tourists year-round due to its prime location for exploring all the region has to offer.







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Welcome to Inverness, one of Europe's fastest-growing cities, boasting a thriving environment with all the attractions and facilities you could desire. This capital city in the heart of the Scottish Highlands provides an excellent array of retail, cultural, educational, entertainment, and medical services, ensuring you'll have everything you need right at your doorstep.

Inverness's strategic location ensures seamless connectivity to other UK and overseas destinations via road, rail, and air. In fact, Inverness Airport is only 12 miles away, with convenient flights to London Gatwick in just around an hour, making travel a breeze.

For those who love outdoor pursuits, Inverness is a paradise. With easy access to The Cairngorm National Park, you'll find a year-round sports playground, perfect for indulging in thrilling adventures. Explore the rugged beauty of the northwest Highlands, often referred to as Europe's last great wilderness, and discover some of Scotland's most stunning beaches and mountains.

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## The Location



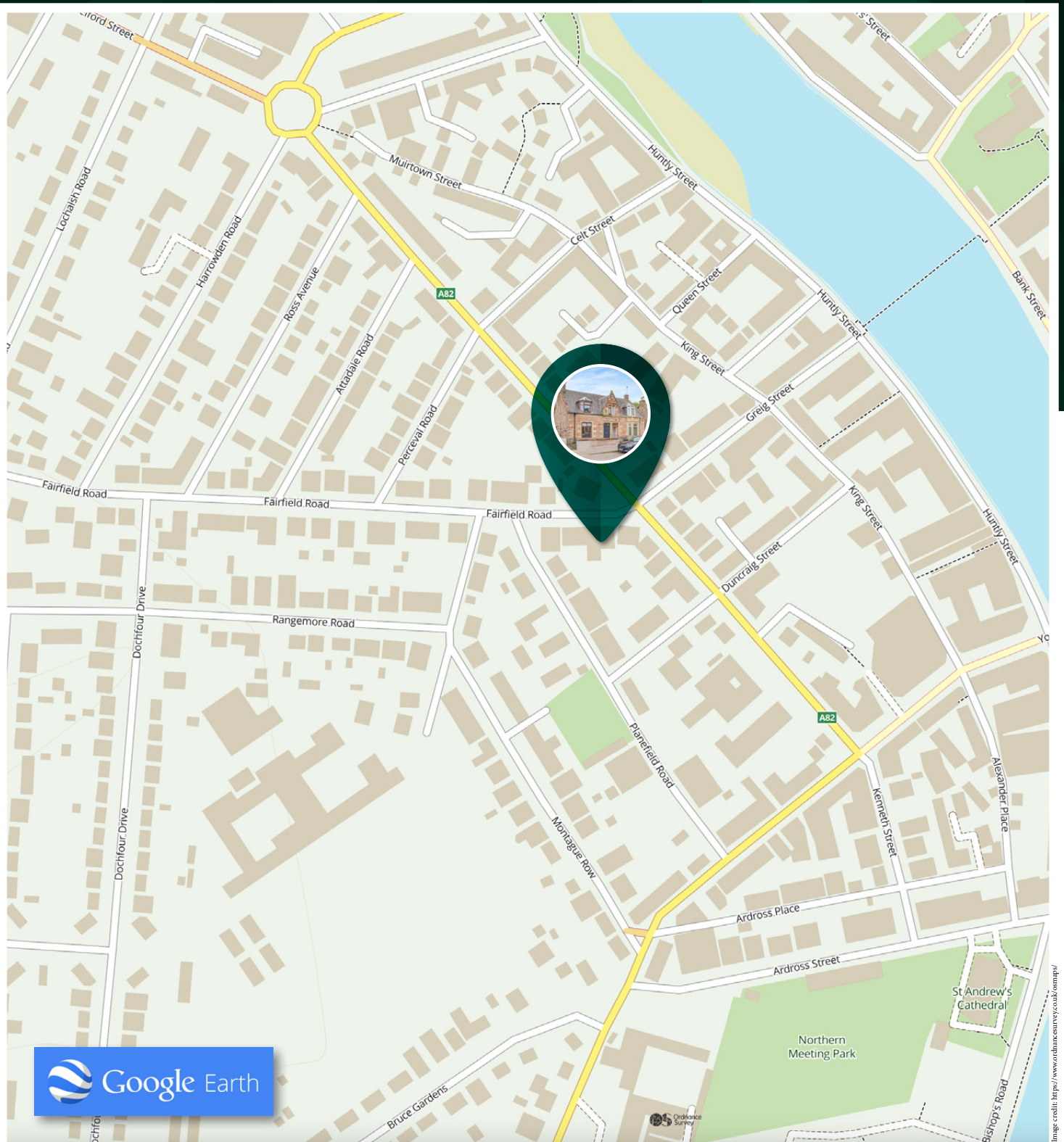
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Local to Nevis Park, a visit to 'Craig Pdraig,' the Pictish fort perched on the hill above, rewards you with breathtaking views of the Beaully Firth and the majestic Affric mountains beyond. The Great Glen Way offers an invigorating circular walk, leading to Fort Augustus to the south and the Caledonian Canal and the city center within walking distance.

Golf enthusiasts will be delighted as Inverness offers access to internationally famous courses like Royal Dornoch, Nairn, and Castle Stuart, all within an hour's drive, while the local Kings Course is just a short stroll away.

Inverness is not just a city; it's a lifestyle—a perfect blend of urban vibrancy and natural wonders. Embrace the charm of the Scottish Highlands and experience a life filled with endless adventures and opportunities.

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