

# Scorrybreac HOUSE

2 GLENURQUHART ROAD, INVERNESS  
HIGHLAND, IV3 5NU

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



Scorrybreac is located close to the centre of Inverness, often called the Capital of the Highlands. It is within walking distance to the railway and bus station and is ideal for nights out or high street shopping trips. If a quieter moment of relaxation is more desirable, the beautiful River Ness is just a short stroll away.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe. The Highland capital provides excellent retail, cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands is renowned for its outdoor pursuits with the year-round sports playground of The Cairngorm National Park only a half hour drive away. The ruggedness of the northwest Highlands often referred to as the last great wilderness in Europe and boasting some of the most beautiful beaches and mountains in Scotland is all within easy reach.



## *Inverness, The Highlands*



Inverness City, Inverness Marina, Kessok Bridge, Inverness Castle



*Lounge & Dining Room*



McEwan Fraser Legal are delighted to offer a very rare opportunity to purchase this beautifully presented and spacious Victoria detached Bed & Breakfast villa, with six luxury letting rooms. The current owner has undertaken extensive extensions and renovations in recent years, these improvements have been finished to an exact standard yet have retained many original period features. The current owner after many years of operating has decided to retire

and currently runs the house on a part time basis. The standard of the accommodation presents a particular level of quality that have ensured many years of repeat and referral bookings. The business has the potential to increase its current turnover considerably, the current owner does not use any internet marketing or third party exposure for bookings.

### *Ground Floor*

There is a main door entrance which leads to the reception hallway. There is a large private lounge with feature fire and bay window to the front. There is a second reception room which is used as the dedicated breakfast room. The owners private bedroom with large en-suite bathroom, a spacious fully equipped kitchen, a large utility room, pantry and office/storeroom.

### *First Floor*

Two large family bedrooms, three double/twin rooms, single bedroom, family bathroom and a large walk-in linen store room completes the accommodation.

### *Key Features*

- Prime city location
- Six letting rooms all with luxury en-suite facilities
- Separate guests dining / breakfast room
- Owners private lounge
- Luxury bespoke designed kitchen with extra utilities to assist with running business
- Two family letting rooms with one double bed and a single bed.
- Large fully equipped utility room
- Home office/store.
- Large walk-in bedding and linen storage cupboard
- Secure private parking for guests

Subject to planning there is the potential to increase the guest or owners accommodation by converting the garage into accommodation, this currently is used for storage and as an additional utility area. It is insulated and has a WC, power and light. In addition there is also a garden shed that is insulated and has a WC which currently offers addition storage and drying facilities. A rare opportunity to acquire a business and lifestyle in a popular and world famous Scottish city.

Viewings by appointment only.

Tenure: Freehold.



*Kitchen*

# Bedrooms, Bathrooms & En-Suites



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Five



Bathroom



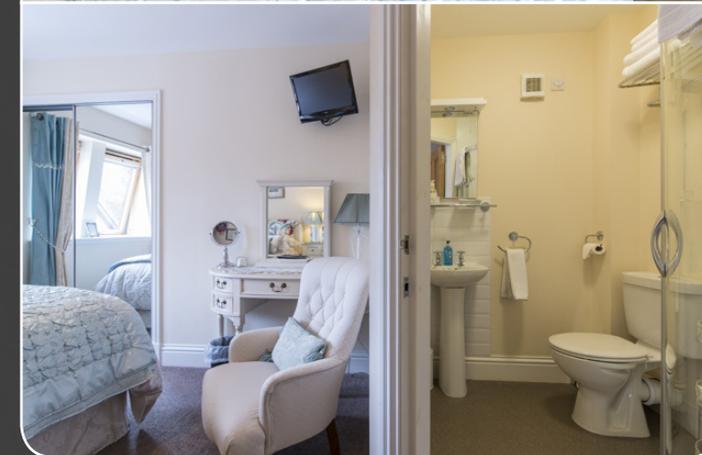
Bedroom Four



Bedroom Four



Utility Room



En-Suite





Bedroom Seven



Bedroom Seven En-Suite



Bedroom Six



Approximate Dimensions  
(Taken from the widest point)

*Ground Floor*

Lounge	5.90m (19'4") x 4.10m (13'5")
Dining Room	5.90m (19'4") x 4.10m (13'5")
Kitchen	4.88m (16') x 3.63m (11'11")
Utility	3.35m (11') x 2.40m (7'10")
Bedroom 7	3.30m (10'10") x 3.30m (10'10")
En-Suite	2.60m (8'6") x 2.20m (7'3")

*First Floor*

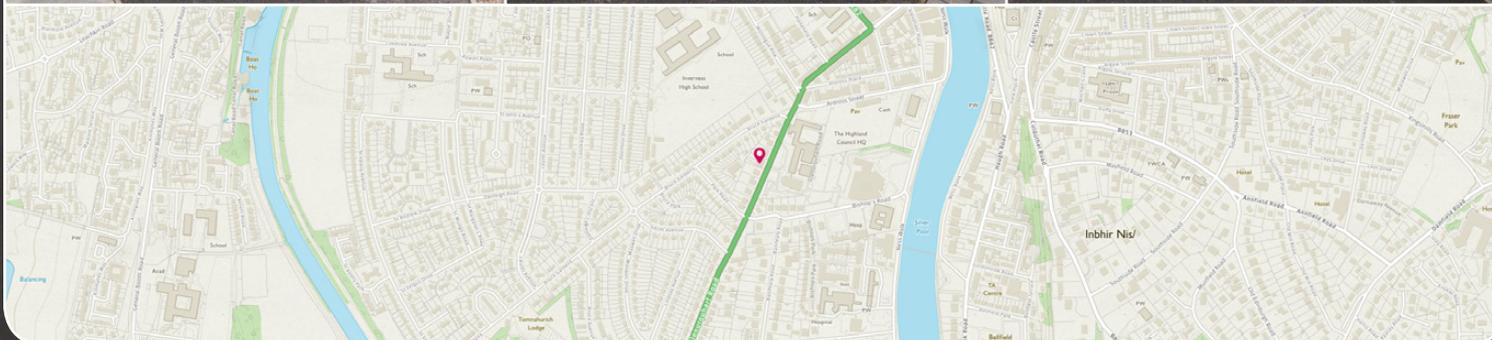
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
En-Suite	2.20m (7'3") x 0.90m (2'11")
Bedroom 2	3.60m (11'10") x 3.60m (11'10")
En-Suite	2.20m (7'3") x 0.90m (2'11")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
En-Suite	1.50m (4'11") x 1.50m (4'11")
Bedroom 4	4.60m (15'1") x 4.00m (13'1")
En-Suite	1.40m (4'7") x 0.93m (3')
Bedroom 5	3.55m (11'8") x 3.10m (10'2")
En-Suite	2.50m (8'2") x 1.20m (3'11")
Bedroom 6	4.40m (14'5") x 3.63m (11'11")
En-Suite	2.50m (8'2") x 1.20m (3'11")
Bathroom	2.60m (8'6") x 2.10m (6'11")

Extras (Included in the sale)

All contents to run the business are available, a list will be provided to interested parties. Accounts will be made available after a second viewing and by noted interested parties only.

EPC rating - G





**Part  
Exchange  
Available**



Text and description  
**ANDREW REID**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
**BEN DAYKIN**  
Designer

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