



39 Southside Road, Inverness, IV2 4XA

- Semi-detached house.
- Four double bedrooms.
- Driveway, garage & store.
- Five reception rooms.
- Bathroom, ensuite & two WC's.
- Gas central heating.
- Home office & study.
- Private front & rear gardens.
- Double glazing throughout.

Offers Over £445,000

A rare opportunity to purchase a semi-detached, 4-bedroom house in the prime location of Southside Road, Inverness. This substantial family home offers considerable living space, lots of character and generous garden grounds within walking distance of the City Centre. The ground floor accommodation comprises of entrance vestibule, bright and inviting hallway with high ceilings and decorative cornicing, spacious lounge with feature multifuel stove providing a cosy focal to the room and a separate snug/library area, formal dining room with open fire, kitchen with ample storage space, handy utility/laundry room, WC, conservatory situated at the rear of the property overlooking the garden grounds, home office and study with WC. On the first floor the split landing gives way to the family bathroom to the left and bedrooms on the right. The main bedroom features a built-in, triple wardrobe and ensuite shower room. There are a further three comfortably sized double bedrooms. This property benefits from gas central heating and double glazing throughout.

Private outdoor space includes well-maintained lawn space to the front of the property, extensive rear garden with raised lawn and a high degree of privacy. The driveway offers multiple parking space and access to the garage and outdoor store.

Early viewing is recommended to appreciate the full stature of this property and its situation.

LOCATION

Situated in the well-established conservation area of Crown, this property boasts one of the most attractive residential areas in the city, offering a favourable location with easy access to a range of amenities.

Local amenities within the main thoroughfare at Kingsmills include a newsagent with post office, cafes, craft and gift shops, delicatessen, bakers, pharmacy, barbers, salons and hotels with bars and restaurants. Doctors, Dental and Veterinary surgeries are also all available within Crown. Inverness City Centre is approximately 1 mile from Southside Road and hosts a comprehensive range of amenities and leisure facilities. Fairway Business and Retail Park is a 7-minute drive away. Both Raigmore Hospital and Inshes Retail Park are an 8-minute drive from the property.

Excellent public transport links offering routes across Inverness are available within walking distance from Southside Road and Culduthel Road. Major travel routes, including the A9 and A96, are easily accessible from the property. Inverness airport is a 20-minute drive away.

For younger children, primary schooling is available at Crown Primary School located just 0.5 miles from the property. Older children would attend Millburn Academy 1.2 miles away.

DIRECTIONS

From Inverness City Centre head for Castle Street, continue along Castle Street and straight through 2 sets of traffic lights to join Culduthel Road and continue for approximately 0.3 miles and turn left onto Southside Road. Continue for 0.1 miles and number 39 will be on your right-hand side clearly signposted by a South Forrest 'For-Sale' board.

KEY POINTS

- Spectacular family home.
- Considerable living space.
- Walking distance to City Centre.
- Schools & amenities nearby.
- Generous plot size.
- Conservation area.

ACCOMMODATION

ENTRANCE VESTIBULE

6'7" x 6'3" (2.02 x 1.93)

Front external door and glass paneled door into the main hallway.

HALLWAY

16'0" x 6'4" to 11'5" x 5'8" (4.89 x 1.94 to 3.50 x 1.73)

Provides access to lounge, kitchen, utility/laundry room, WC storage cupboard and stairs to the first floor.

LOUNGE

15'4" x 14'6" (4.68 x 4.42)

Bright and spacious lounge with high ceilings, feature fireplace with multi fuel stove, front facing window providing an influx of natural light through the room and leads into the snug/library.



SNUG/LIBRARY

15'2" x 10'0" (4.63 x 3.06)

Situated off the lounge, this space offers fitted book shelves and could be utilised a library or a cosy addition to living space. Gives access into the rear hall.



DINING ROOM

14'0" x 12'10" (4.27 x 3.93)

Formal dining room with open fire, shelved alcove with cupboard and front facing window.



KITCHEN

13'11" x 13'3" (4.25 x 4.06)

Wall and base mounted cabinets, worktop space with tiled splash back and one and a half bowl stainless steel sink. Integrated gas hob, oven & grill and extractor fan. Space for white goods. Double aspect windows to the side and rear. Access into the rear hall.



UTILITY/LAUNDRY ROOM

10'5" x 6'1" (3.19 x 1.86)

Wall and base cabinets, worktop space with stainless steel sink and draining board. Space for white goods. Built-in storage and shelving, boiler and central heating system, ceiling mounted laundry pulley and rear facing textured glass window.

WC ONE

6'7" x 4'4" (2.01 x 1.34)

Wash hand basin, WC, wall mounted cabinet and rear facing textured glass window.

INNER VESTIBULE

5'1" x 3'3" (1.56 x 1.01)

Provides access into the kitchen. Large storage/pantry cupboard.

REAR HALL

14'9" x 3'2" (4.50 x 0.99)

Provides access to conservatory and home office.

CONSERVATORY

10'5" x 8'2" (3.20 x 2.49)

Situated at the rear of the property and overlooks the colourful garden grounds.



STUDY

10'5" x 7'5" (3.20 x 2.28)

Wall mounted shelving, access to WC, side facing window and rear external door.

OFFICE

13'8" x 13'3" (4.19 x 4.05)

Purpose built home office with plenty of space for a large desk, wall shelving, two rear facing windows and gives access to the study.



BEDROOM TWO

11'5" x 11'8" (3.49 x 3.58)

Comfortable double bedroom with rear facing window.



WC TWO

7'5" x 2'11" (2.28 x 0.90)

WC, wash hand basin and rear facing textured glass window.

STAIRCASE

Split staircase with sky light which on the left gives way to one shelved airing cupboard, one storage cupboard and the family bathroom. The right hand side gives way to the landing.

LANDING

7'6" x 4'0" x 3'11" x 8'3" (2.30 x 1.23 x 1.21 x 2.53)

Provides access to all four double bedrooms, shelved storage cupboard, large walk-in storage space and loft hatch.

BEDROOM ONE

13'1" x 12'4" x 11'6" (3.99 x 3.76 x 3.51)

Spacious double bedroom with built-in, triple wardrobe, ensuite shower room and front facing window.



BEDROOM THREE

12'11" x 12'2" to 11'3" (3.96 x 3.72 to 3.44)

Good-sized double bedroom with front facing window.



BEDROOM FOUR

12'11" x 11'5" (3.96 x 3.50)

Comfortable double bedroom with rear facing window with built-in shelving underneath.



ENSUITE

10'4" x 7'5" (3.17 x 2.27)

Shower, wash hand basin, WC, wall mounted cabinet, extractor fan and front facing frosted glass window.

FAMILY BATHROOM

7'9" x 6'11" (2.37 x 2.12)

Shower over bath with wet wall paneling, wash hand basin, WC, built-in cabinet, heated towel rail and rear facing textured glass window.



FRONT GARDEN

Private front garden off the driveway with lawn space, mature trees, hedged border and pathway to the front door.



DRIVEWAY, GARAGE & STORE

20'4" x 8'0" (6.21 x 2.45)

Private driveway with sufficient parking space for multiple vehicles and gated access to the rear garden. Single, attached garage with electricity supply and front and side access. Outdoor store situated behind the garage. Please note the above measurements are approximate internal garage measurements.



REAR GARDEN

Well-maintained, fully enclosed rear garden with a high degree of privacy and assortment of mature trees, colourful plants, paved patio area and generous raised lawn space. Gated access to the driveway.



EXTRAS

This property is being sold as seen. Fitted floor coverings, light fittings, curtains, poles, tracks and blinds, integrated appliances and free standing white goods are to be included in the sales price. Please note the oven & grill in the kitchen is not currently in working order.

SERVICES

The subjects benefit from mains gas, electricity and water. Drainage is by way of public sewer. Phone line and broadband connectivity available. The boiler was fitted in 2024 and has been serviced annually.

EPC BAND

EPC Band D.

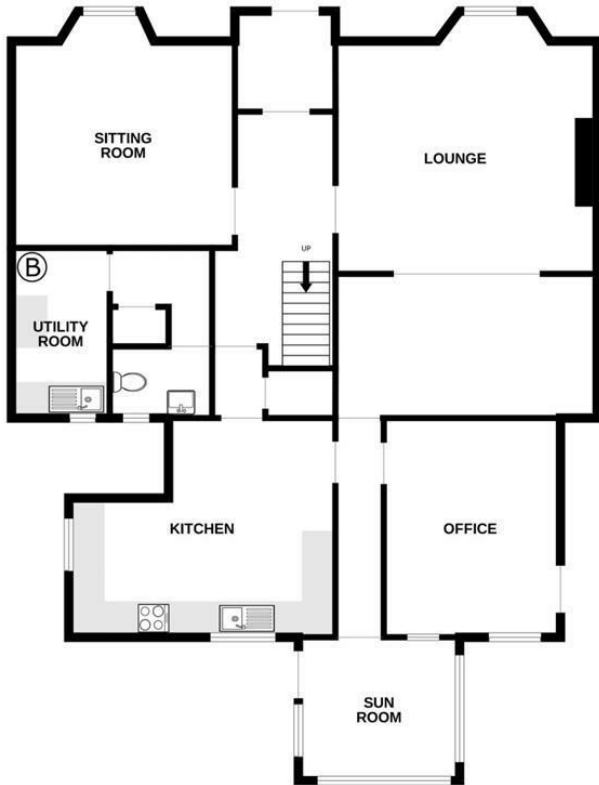
COUNCIL TAX BAND

The current council tax is Band G. Please be aware that this may be subject to change upon sale.

VIEWINGS

By arrangement through the South Forrest Property department on 01463 250255 or property@southforrest.co.uk.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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