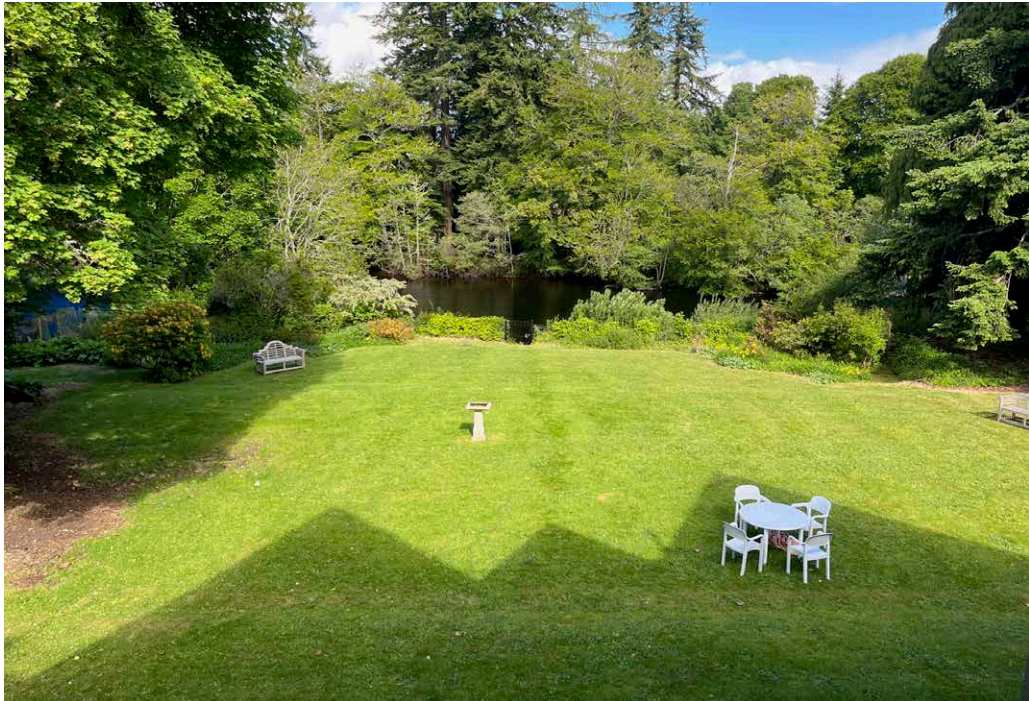




**Nessdale,**  
32 Island Bank Road, Inverness IV2 4QS  
[bellingram.co.uk](http://bellingram.co.uk)

 **Bell  
Ingram**







An outstanding Victorian villa with historical architectural connections. Beautifully located within mature grounds of 0.63 acres stretching down to the banks of River Ness.

- Two spacious public rooms
  - Large conservatory
  - Dining room
  - Kitchen
  - 5 bedrooms
- Family bathroom
  - Shower room
- Mature garden grounds of 0.63 acres
  - River Ness frontage
  - Detached double garage



Inverness City Centre 1.1 miles, Aberdeen 105 miles, Perth 112 miles, Edinburgh 156 miles

## Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

## Directions

From the centre of Inverness, travel south on Castle Street and bear right at the traffic lights onto the B862 signposted to Dores and Foyers. Follow the road for about one mile, and the entrance to Nessdale, which is No. 32 Island Bank Road, is on the right hand side.

For viewers using the 'what3words' app, the location of Nessdale is [///dimes.marble.income](#)

## Situation

Nessdale is located in a highly sought-after residential area of Inverness, in an exceptionally lovely setting within the Riverside Conservation Area, with its garden stretching down to the tranquil banks of the River Ness. It is within easy walking distance of the city centre, Eden Court Theatre and Bught Park sports centre. Inverness has all the facilities of a thriving modern city and 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. Families are well catered for, with a selection of both primary and secondary schools available within the city.

Transport connections are excellent. The A96 provides a direct route from Aberdeen and links with the A9, offering easy access to both the Northern and Southern Highlands. Inverness railway station has regular services to major destinations, including an overnight sleeper to London. Inverness Airport further enhances connectivity with frequent domestic and European flights.

The surrounding Scottish Highlands offer a breathtaking and diverse landscape—from the gentle coastal farmland to the dramatic moorlands and rugged mountain ranges. This unspoiled environment is a sanctuary for rare and protected wildlife and offers a wealth of outdoor pursuits. Whether it's scenic walks and cycling on the Black Isle or skiing and adventure sports in the Cairngorms National Park, the Highlands provide endless opportunities for exploration and recreation.

## Description

Nessdale dates from 1892 and has a particularly important place in the history of Inverness, having been in the ownership of the family of the widely regarded architect Dr Alexander Ross, described as one of the most accomplished architects of the Victorian era, for over 100 years. Nessdale was designed by him along with many of the elegant villas on Island Bank Road, together with so much of the architectural and civic landscape of Inverness. His influence extends far beyond Island Bank Road as Dr Ross was the architect of Inverness Cathedral and nearly 650 other buildings across the Highlands, including schools, churches, public institutions,

and castles. His legacy is etched into the very fabric of the region, making Nessdale not just a beautiful home, but a rare piece of Highland history.

Nessdale beautifully preserves the refined period features characteristic of its Victorian heritage. Throughout the home are details such as deep skirting boards, panelled doors, intricately carved fireplaces, ornate cornicing, original Victorian tiling, and vibrant stained glass - each element a testament to the craftsmanship of the era.

Signature touches of Alexander Ross's architectural genius are also proudly on display. These include a grand, sweeping staircase, a graceful, pillared glass-roof veranda, and a spacious, south-facing conservatory that floods the interior with natural light. Each feature enhances Nessdale's timeless elegance and architectural significance.

## Accommodation

The accommodation begins with a striking glass-roofed veranda, leading into an entrance porch with an ornate mosaic-tiled floor.

The reception hallway makes a grand first impression, with elegant wood panelling to dado height, which continues up the staircase to the first floor. To the left, the sitting room has a bay window overlooking the front garden and has an open fireplace with a decorative surround and tiled inset. This room flows seamlessly into a spacious conservatory, glazed on three sides, offering panoramic views of the rear garden and direct access to the outdoors.

Adjacent is the drawing room, equally impressive, with a bay window framing views of the side garden and full-height glazed doors opening to the rear. This room also features an open fireplace set within a decorative mantelpiece, complemented by a slate hearth and inset.

To the right of the reception hall lies a generous dining room, complete with a fireplace, built-in display cupboards, and glazed doors that open back onto the veranda. The ground floor shower room is conveniently located at the end of the hallway.

An inner hall leads to the kitchen, which is fitted with both base and wall-mounted units, a store cupboard, and space for a freestanding cooker and dishwasher. Additional features include various storage cupboards, a cloakroom, and an external door to the side of the property. The original maid's staircase provides a useful secondary access to the upper floor.

The main staircase is flooded with natural light from a mid-landing window and above is an intricate lattice detail that beautifully echoes the craftsmanship of the wall panelling, balustrade, and spindles.

Upstairs, there are five well-proportioned bedrooms. Bedroom five continues the theme of the decorative wall panelling, while bedroom four is accessed via an inner hallway that connects to the maid's staircase. The family bathroom and a large storage cupboard are also accessed from the inner hall.

#### **Outside**

The property is set within mature, secluded grounds extending to approximately 0.63 acres. These peaceful gardens stretch down to the banks of the River Ness, offering lovely views across to the Ness Islands. The grounds have expansive lawns, mature trees, and vibrant shrubs, creating a picturesque and private outdoor retreat. There is a greenhouse, and a timber shed within the gardens.

The grounds are enclosed with wrought iron gates leading to a large, gravelled courtyard with parking for several vehicles. Off to the side is a detached double garage.

#### **Services**

The property is served by mains water, electricity, gas and drainage.

#### **Council tax**

Nessdale is Band G for Council Tax purposes. Highland Council is the Local Authority

#### **EPC rating - E**

#### **Fixtures and fittings**

The fitted flooring, blinds and curtains are included in the sale. The mirror in the reception hall is available by separate negotiation.

#### **Servitude rights, burdens and wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

#### **Possession**

Vacant possession and entry will be given on completion.

#### **Purchase Price**

Within 7 days of the conclusion of the missives, a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at a rate of 5% above Bank of Scotland base rate.

#### **Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

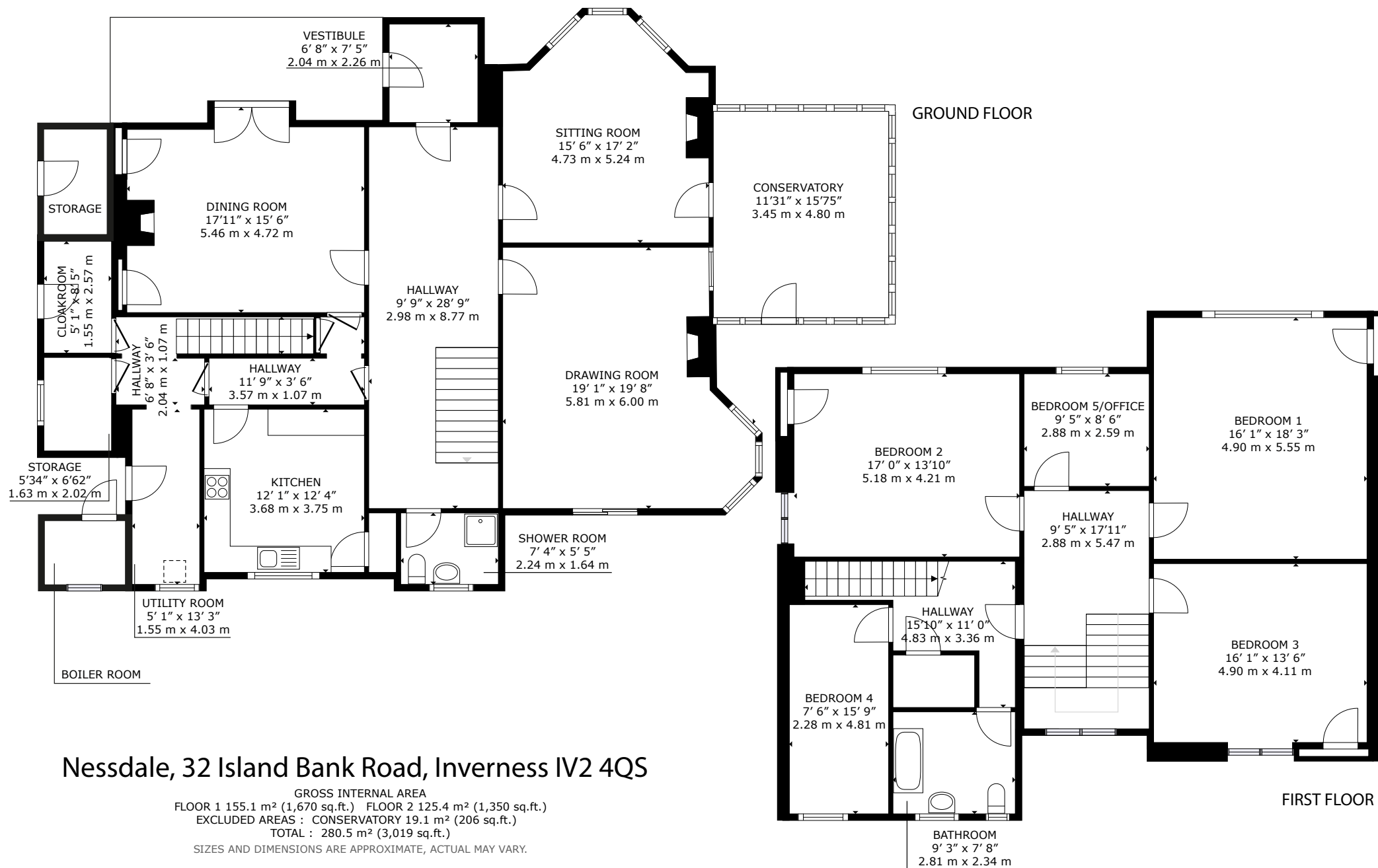
#### **Anti-Money Laundering Compliance**

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

#### **Important Notice**

Bell Ingram, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## Nessdale, 32 Island Bank Road, Inverness IV2 4QS

GROSS INTERNAL AREA  
FLOOR 1 155.1 m<sup>2</sup> (1,670 sq.ft.) FLOOR 2 125.4 m<sup>2</sup> (1,350 sq.ft.)  
EXCLUDED AREAS : CONSERVATORY 19.1 m<sup>2</sup> (206 sq.ft.)  
TOTAL : 280.5 m<sup>2</sup> (3,019 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

























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