



Fairfield Road, Inverness, IV3 5QD

Offers Over £485,000

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Hamish
PROPERTY PROFESSIONALS



- Detached Stone-Built Home With Extension
- Five Bedrooms, Three With En Suites
- Ground Floor Double Bedroom With Patio Doors
- Stylish Family Bathroom With Mains Shower
- Contemporary Downstairs Shower Room
- Generous Room Sizes Throughout The Home
- Multi-Fuel Stoves In Lounge & Dining Room
- Large Detached Double Garage
- Timber Decking With Covered Canopy Area
- Excellent Family Home Or Guest Potential

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Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



This impressive five-bedroom detached home on Fairfield Road blends original charm with modern style, offering expansive indoor space, a generous garden layout and a city-centre location that's hard to beat. With three en suite bedrooms, a large double garage and beautiful period features, Genuig House presents a rare opportunity for families or buyers seeking something distinctive. Inside, a central hallway gives access to the ground floor rooms. The lounge is an impressive and inviting space. A white multi-fuel stove takes centre stage, nestled within a traditional fireplace with a timber surround, bringing both warmth and visual appeal. Soft grey carpet underfoot, white cornicing above and a bold floral feature wall add layers of texture and interest, while the room's generous size easily accommodates multiple seating arrangements or larger furniture pieces. It's a room made for relaxing, entertaining or simply enjoying the ambience of this character-filled home. Across the hall, the dining room impresses with its size and period charm. At its heart, another multi-fuel stove sits proudly within a deep, stone-lined fireplace, a striking focal point that adds both warmth and heritage. The timber flooring enhances the room's classic feel, while a tall, full-height window to the front floods the space with natural light. Whether set for intimate dinners or grand gatherings, there's ample room for large furniture and a variety of layouts. Currently arranged with two dining tables, the room offers exceptional flexibility and a refined setting for entertaining. The galley-style kitchen features light-toned wall and floor cabinets paired with wood-effect worktops and coordinating coloured walls. There's space for essential appliances, including a freestanding cooker, dishwasher and washing machine, while the stainless steel sink sits beneath the rear-facing window. Off the kitchen, a bright utility room offers space for storage or laundry appliances and includes a small radiator, neutral walls and a yellow feature floral wall. Next door, the rear vestibule adds further flexibility, currently used as a home working space with office desk, and includes built-in shelves and access to the back garden. One of the highlights on the ground floor is a generously sized double bedroom that combines comfort with character. Natural light pours in through tall windows and glazed patio doors, while the warm wooden flooring enhances the welcoming feel. There's plenty of space for a large bed and furniture, making it a calm and inviting room that overlooks the garden. The downstairs shower room is neatly finished with dark grey wet wall panelling and a white suite including toilet, vanity unit with basin and a corner shower enclosure. A chrome towel radiator and large mirror complete the modern look. Upstairs, three of the four bedrooms benefit from their own en-suite shower rooms, offering a rare level of comfort and convenience. Each is generously sized, with room for a double bed and additional furniture and all are decorated in calming neutral tones. The first en suite bedroom features soft white walls, light grey carpet and ceiling spotlights that create a warm, welcoming atmosphere. A relaxed seating area sits at one end of the room with space for a sofa and is perfect for quiet moments. The en suite includes a mains-fed shower, toilet, towel radiator and sink set within a modern vanity unit. The second en suite room is similarly spacious, currently arranged with both a double and a single bed and includes a built-in cupboard for practical storage. The en-suite here features clean white tiling, a shower cubicle, toilet and a compact basin with storage beneath. In the third en suite bedroom, there's also space for multiple beds or a mix of sleeping and lounging furniture. A recessed alcove adds interest and the en-suite includes a tiled shower cubicle with electric shower, mirrored vanity unit, toilet and towel radiator. The fourth upstairs room is a smaller single bedroom, ideal for occasional guests, children or even as a quiet home office or creative space. The family bathroom on this level is finished in fresh white tones, with full-height tiling that keeps the space bright and easy to maintain. A full-sized bath provides the option for a relaxing soak, complemented by a pedestal basin and toilet. A frosted window brings in daylight. The room's clean, classic style makes it a practical and comfortable addition to this well-appointed home. Outside, the gardens wrap around the home, with a mix of lawn, decking and paved patio areas. A timber-decked area with canopy covering creates a sheltered space for outdoor dining or relaxation, and the large lawn is surrounded by mature trees and planting, bringing colour and a sense of calm. A timber-built double garage with dual metal doors provides secure off-street parking or workshop space and a garden shed offers additional outdoor storage. The property benefits from mains gas central heating, supplied by a Glow-worm combi boiler located in the utility room, which also heats the domestic hot water. A separate hot water tank is housed within a built-in cupboard for additional capacity. Heating is delivered via a system of steel panel radiators throughout and thermostatic controls ensure comfort and efficiency. Double glazing is fitted throughout, with a combination of roughcast and stonework finishes lending charm and durability to the exterior. This is a substantial and adaptable property just minutes from the centre of Inverness, offering space, character and scope for a range of lifestyles. Whether you're upsizing, accommodating guests or seeking a family home with charm and flexibility, Genuig House delivers on all fronts. Contact Hamish Homes to arrange your private viewing today.

About Inverness

Inverness, the capital of the Scottish Highlands, offers an enchanting blend of history, culture and natural beauty, making it a prime destination for home buyers. The city's charm combines old-world allure with modern amenities. Inverness Castle, overlooking the river, provides a glimpse into the city's past, while the bustling city centre features contemporary shops, restaurants and cafes. Inverness boasts a range of excellent schools, healthcare services and a low crime rate, ensuring a high quality of life. Outdoor enthusiasts will find Inverness a paradise, with easy access to the Highlands' vast wilderness for hiking, cycling and wildlife spotting. The city is also the gateway to the North Coast 500, Scotland's ultimate road trip, offering breathtaking coastal scenery. Culturally, Inverness thrives with numerous art, music and sporting festivals and events. The Eden Court Theatre and Cinema is a hub for performing arts, while local museums and galleries celebrate the





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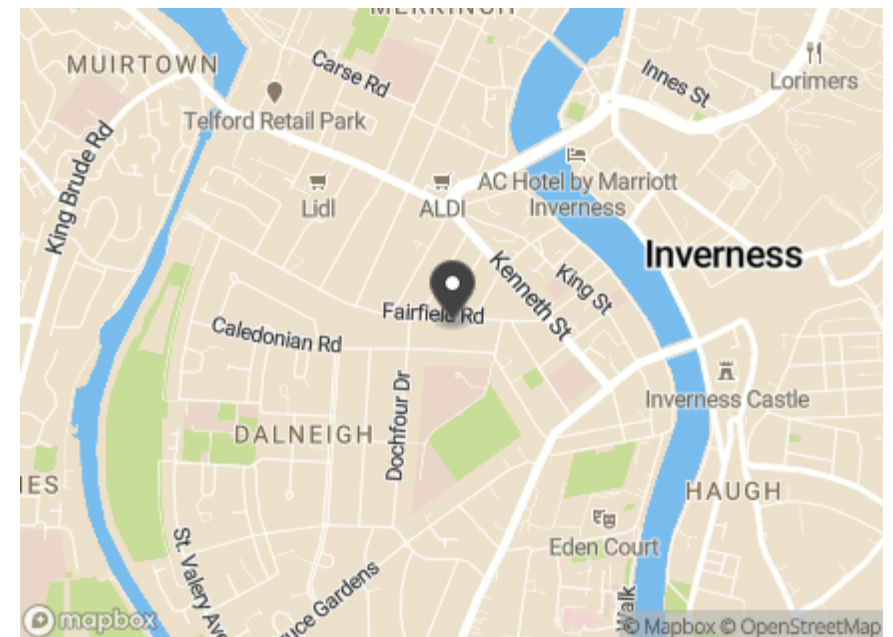




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		76
(55-68) D			(55-68) D		
(39-54) E			(39-54) E	50	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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