



Innes & Mackay

Laura Cottage, 79 High Street  
Ardersier, IV2 7RP

- DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- ENJOYS SEA VIEWS
- CLOSE TO VILLAGE AMENITIES
- ELECTRIC HEATING
- DOUBLE GLAZED
- ON STREET PARKING

**REDUCED PRICE - £5,000 BELOW HR  
VALUE!**

**FIXED PRICE  
£155,000**





## DESCRIPTION

Ideally located within a stones throw of the beach and open views out to the Black Isle and beyond, this quaint two bedroom detached cottage offers anyone looking for a property with character and charm, within walking distance of the local amenities. The property which was built over a hundred years ago, sits within enclosed garden grounds to the front and backs onto a public right of way to the rear and only by viewing will one appreciate the internal accommodation and privacy Laura Cottage has to offer. Parking is on street and the cottage benefits from electric heating and is fully double glazed.

## LOCATION

The scenic coastal village of Ardersier is situated on the shores of the Moray Firth, enjoying lovely views to the hills of the Black Isle beyond. There is an abundance of wildlife in the area and a lovely pebble beach. Local amenities include a primary school, convenience store, pharmacy, post office, hotel and coffee shop, to name but a few. Secondary schooling is provided at Culloden Academy. Inverness Airport, only three miles distant, the renowned Castle Stewart golf course, Fort George and the seaside town of Nairn are in close proximity. The capital city of Inverness, approximately ten miles distant, provides a wealth of retail, leisure and entertainment facilities, in addition to road and rail links to the north and south.

## GARDENS

Wooden gate opens onto the path which leads to the front door and further to the small gravelled patio area from where, one can enjoy the views and all day sun. The gardens to the front are laid to gravel for ease of maintenance and there is a timber shed providing external storage. Stone wall encloses the gardens here and there is an additional gate to the side also providing access.

## ENTRANCE HALLWAY

Part glazed door opens into the spacious hallway which provides access to the living room, kitchen/dining and the shower room. Carpeted stairs lead to the upper landing and there is a window to the side providing a good source of natural light. Original flagstone tiles gives the entrance to this cottage a pleasing finish.

## LOUNGE

4.20m x 3.73m (13'9" x 12'2" )

The lounge is a generous sized room with windows to both the front and rear elevations. Laid with carpet, this room has an original fireplace which is currently boarded up and is enclosed with a wooden surround.

## KITCHEN/DINING

4.24m x 3.77m (13'10" x 12'4" )

The kitchen is fitted with floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the ceramic sink with drainer to the side together with an electric hob with oven under and pull out extractor hood over. There is space and plumbing for the washing machine and space for the fridge freezer. This area has tiled floor with the remainder of the room being laid with real wood flooring. A feature of the dining area is the log burning stove set on Caithness slate with tiled surround. Window to the front completes the kitchen.

## SHOWER ROOM

3.05m x 1.24m (10'0" x 4'0" )

The shower room is furnished with a WC, wash hand basin and shower cubicle housing an electric shower. With a window to rear, this room has a heated towel rail along with a walk in cupboard which also benefits from a further window to the rear. Original tiled flagstones give this room a pleasing finish.



## FIRST FLOOR LANDING

Carpeted stairs lead up to the bright and airy landing by virtue of the Velux window to the rear allowing a flood of natural light. Located off the landing are the two bedrooms and a cupboard houses the electric meters whilst providing limited storage.

## BEDROOM 1

3.71m x 3.23m (12'2" x 10'7")

Bedroom one is a spacious room and enjoys open views out across the Moray Firth towards the Black Isle and Kessock bridge beyond. Laid with carpet, this room has a Velux window to the rear providing a flood of natural light and a built in shelved cupboard provides good storage.

## BEDROOM 2

3.73m x 3.20m (12'2" x 10'5")

The second bedroom is also a generous sized room with a window to the front and Velux to the rear. Carpet.

## GLAZING

Fully double glazed.

## HEATING

Electric storage heating.

## SERVICES

Mains water, drainage, electricity, telephone and TV points.

## PARKING

On street parking.

## COUNCIL TAX BAND

Band C

## EPC BANDING

Band E46.

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, electric hob, oven and cooker hood, washing machine and fridge freezer. Garden shed.

## ADDITIONAL

There is Timber Specialist Report available for anyone interested in obtaining a copy following on from the Home Report.

## VIEWING

Viewing is through Innes and Mackay Property department (01463) 251200.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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