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Estate Agents & Solicitors



## **13 Bridgefield Gardens, Ardersier, IV2 7BN**

**Offers over £195,000**

Stunning panoramic views over the open countryside are enjoyed from the balcony of this contemporary first floor two bedroom apartment in the coastal village of Ardersier. The home is in a new development built by NHBC registered builders Springfield Properties in 2023 and has been finished to an excellent standard. The rooms are bright and spacious and decorated in neutral tones with luxury floor coverings and quality fittings and fixtures throughout.

The accommodation comprises an entrance vestibule with staircase to the first floor. There is a spacious open plan kitchen/dining room/lounge with balcony enjoying the views over the countryside. The kitchen has a good range of wall and base units with Zanussi integrated appliances. There are two bedrooms (one with an en-suite shower room and dressing room) and a family bathroom. There is ample storage space.

This is a fabulous location for enjoying the great outdoors with a choice of cycle routes from Ardersier around the Cawdor and Culloden area and there are beautiful walks along the Moray Firth shore. Castle Stuart Golf Course is approximately 4 miles from Ardersier.

The village offers a range of amenities including restaurants, post office, a convenience store, doctors' surgery and pharmacy. It is located approximately 3 miles from Inverness Airport.

Ardersier is also a great commuter base for the seaside town of Nairn and the City of Inverness, both of which offer an extensive range of retail, leisure and business facilities.

Viewing highly recommended

## Rooms

### Vestibule

6'3" x 6'7" (1.93m x 2.01m)

Private security entrance door opening into the vestibule. Cupboard housing electrics. Smoke alarm. Carpet.

### Hallway

15'5" x 3'10" (4.71m x 1.18m)

Window to side. Carpeted staircase from ground floor. Doors to two bedrooms, bathroom and open plan area. Cupboard with coat hooks housing the water tank. Hatch to roof space. Smoke alarm. Carpet.

### Open plan lounge/dining/kitchen

30'2" x 14'9" x 10'0" (9.22m x 4.52m x 3.07m)

Lounge/dining area

Full length windows with patio doors opening onto the balcony with views over the open countryside. T.V. point. Spotlights. Smoke alarm. Carpet.

Kitchen area

Window to front. Wall and base units with worktop and splash back. Integrated Zanussi induction hob with glass splashback and extractor. Integrated Zanussi oven, microwave, fridge/freezer, dishwasher and washer/dryer. Spotlights. Heat alarm. Smoke alarm.

### Principal bedroom

14'10" 9'5" (4.53m x 2.89m)

Window to front with views over the open countryside. T.V. point. Carpet.

### Walk-in wardrobe

5'5" x 7'6" (1.67m x 2.31m)

Fitted out with shelves and hang rails. Spotlights. Carpet.

### En-suite shower room

6'6" x 6'8" (2.01m x 2.06m)

Window to rear. White WC and wash hand basin set in modular vanity unit with mirror above. Walk-in shower cubicle with mains shower and tiling. Tiling to walls to half height. Extractor. Spotlights. Vertical towel radiator. Vinyl flooring.

### Bedroom 2

9'0" x 9'1" (2.75m x 2.78m)

Window to front. Double mirrored wardrobe. T.V. point. Carpet.

### Bathroom

6'8" x 11'3" (2.04m x 3.44m)

Window to front. White WC and wash hand basin set in modular vanity unit. Large mirror. Shaver socket. Bath with tiled splash back. Walk-in shower cubicle with mains shower and tiling. Extractor. Spotlights. Vinyl flooring.

### Outbuildings

Bicycle shed

Timber fenced bin store

### Outside

There is communal garden ground mainly laid to lawn with shrubs and paths surrounding the apartment block. There are off street parking spaces.

### Extras

All fitted floor coverings are included in the sale price.

### Heating and glazing

Air source heat pump and double glazing.

### Services

Mains electricity, water and drainage.

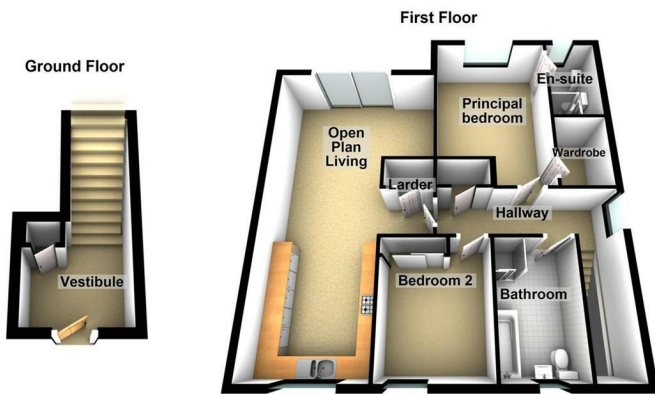
### Factors

The Factors of the property are Screenautumn and the current annual factoring charge is £368.00 per annum.

### EPC Rating B

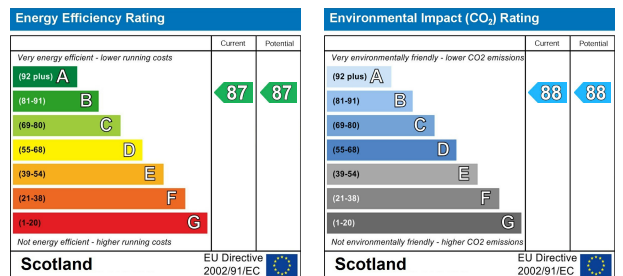
### Council Tax Band C





This floor plan is an approximate guide to the layout of the property only. It is not to scale.

## Energy Efficiency Graph



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