



**Harper
Macleod LLP**
Estate Agents & Solicitors

2 Bridgefield Gardens, Ardersier IV2 7BN

Offers over £215,000



2 Bridgefield Gardens

Ardersier, IV2 7BN

Fabulous three bedroom (one en-suite) two storey semi-detached home situated in the coastal village of Ardersier. The home is in a new development built by NHBC registered builders Springfield Properties 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. There is ample off street parking in the driveway to the side of the property and there is an enclosed garden to the rear.



Hallway

4'3" x 11'3" (1.30m x 3.43m)

Cloak room

3'4" x 6'7" (1.04m x 2.03m)

Lounge

12'11" x 17'0" (3.95m x 5.20m)

Kitchen/dining room

16'8" x 9'6" (5.09m x 2.91m)

First floor hallway

6'11" x 3'3" x 13'5" (2.13m x 1.00m x 4.11m)

Principal bedroom

10'4" x 9'2" (3.16m x 2.81m)





En-suite shower room
4'0" x 4'11" (1.24m x 1.51m)

Bathroom
7'0" x 5'9" (2.14m x 1.77m)

Bedroom 2
9'2" x 8'2" (2.81m x 2.50m)

Bedroom 3
8'11" x 8'1" (2.74m x 2.48m)

Outbuildings

Garden ground

Extras

Heating and glazing

Services

Factors

EPC Rating B

Council Tax Band D



The accommodation comprises on the ground floor the entrance hallway, cloak room, lounge and kitchen/dining room. On the first floor there are three bedrooms (one en-suite) and a family bathroom. There are two storage cupboards in the first floor hallway.

This is a fantastic 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.

Primary School pupils attend Ardersier Primary School and secondary school pupils attend Culloden Academy.

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.

Hallway 1.30m x 3.43m

Glazed door to lounge, door to cloak room and staircase to first floor. Smoke alarm. Tiled flooring.

Cloak room 1.04m x 2.03m

Window to front. White WC and wash hand basin. Mirror. Vertical towel radiator. Spotlights. Extractor. Tiling to walls and tiled flooring.

Lounge 3.95m x 5.20m

Window to front. T.V. point and T.V. wall bracket. Carpet.

Kitchen/dining room 5.09m x 2.91m

French doors and window to rear. Wall and base units with worktop and tiling. Black composite 1 ½ bowl sink with left hand drainer. Integrated AEG induction hob with stainless steel splash back and extractor. Integrated Zanussi dishwasher, Zanussi combi oven with microwave oven. Integrated wine cooler. Cupboard housing air source heat pump. Understairs cupboard. Tiled flooring.

First floor hallway 2.13m x 1.00m x 4.11m

Window to side with views over the open countryside. Doors to three bedrooms and bathroom. Linen cupboard. Cupboard housing boiler. Smoke alarm. Hatch to roof space, which is partially floored. Carpet.

Principal bedroom 3.16m x 2.81m

Window to rear. Double fitted wardrobes. T.V. point and T.V. wall bracket. Carpet.

En-suite shower room 1.24m x 1.51m

White WC and wash hand basin set in vanity unit. Shelf with mirror above. Shaver socket. Recessed shower cubicle with mains shower and tiling. Spotlights. Extractor. Tiling to walls and tiled flooring, with under floor heating.

Bathroom 2.14m x 1.77m

Window to rear. White WC, wash hand basin set in vanity unit. Bath with mains shower above, tiling and shower screen. Mirror. Shaver socket. Spotlights. Extractor. Vertical towel radiator. Tiled flooring.

Bedroom 2 2.81m x 2.50m

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

Bedroom 3 2.74m x 2.48m

Window to front. Carpet.

Outbuildings

Garden shed.

Garden ground

The garden ground to the front of the property is laid to lawn and there is block paving leading up to the front door and driveway to the side of the property, which provides ample off street parking. A gate to the side of the property gives access to the rear garden.

The enclosed rear garden is mainly laid to lawn with a patio area. Rotary clothes dryer. Outside water tap.

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.

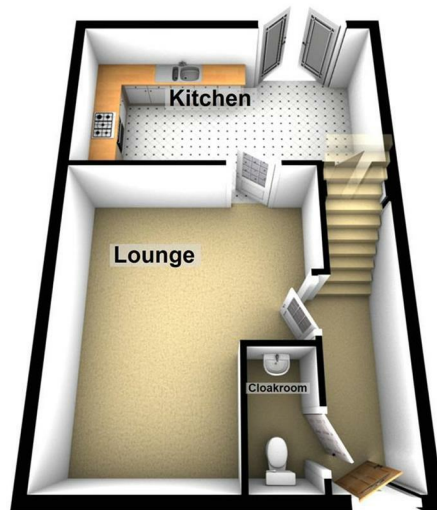
Factors - Taylor & Martin, 4 Berkeley Street, Glasgow, G3 7DW,. The quarterly factors' fee is approximately £75.

EPC Rating B





Ground Floor



First Floor




Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	

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