



**Harper
Macleod LLP**
Estate Agents & Solicitors

28 Macpherson Way, Ardersier IV2 7BP

Offers over £340,000



28 Macpherson Way

Ardersier, IV2 7BP

Fantastic opportunity to purchase a 4 bedroom (one en-suite) detached two storey home with sun lounge and integral garage situated in an exclusive development overlooking parkland in the popular village of Ardersier on the Moray Firth in the Scottish Highlands. The home was built in 2022 by NHBC registered builders Springfield Properties to their Braemar design and has been finished to an excellent standard and benefits from the remainder of the NHBC 10 Year Warranty Cover. The rooms are bright and spacious with luxury 80% premium wool stain resistant carpets, vinyl floor tiles, laminate flooring and quality fittings and fixtures throughout.

The home is well proportioned and flooded with natural light. It is energy efficient with an electric air source heat pump system.

There is ample off street parking on the block paved driveway to the front of the property. There is an enclosed garden to the rear.

Hallway

4'7" x 12'4" (1.41m x 3.78m)

Open plan

lounge/kitchen/dining/sun lounge

Lounge

12'5" x 11'9" (3.79m x 3.59m)

Kitchen/dining area

20'9" x 10'3" (6.34m x 3.13m)

Sun lounge

9'2" x 12'1" (2.81m x 3.70m)

Utility room

5'8" x 10'6" (1.73m x 3.22m)





Cloak room
6'3" x 4'0" (1.93m x 1.24m)

First floor hallway
3'6" x 13'6" (1.09m x 4.12m)

Bedroom 1
12'5" x 10'7" (3.79m x 3.24m)

Bedroom 2
7'10" x 10'7" (2.40m x 3.23m)

Bathroom
6'5" x 7'9" (1.97m x 2.38m)

Principal bedroom
16'11" x 10'9" x 4'5" x 5'0" (5.18m x 3.30m x 1.36m x 1.53m)

En-suite shower room
6'10" x 5'1" (2.09m x 1.56m)

Bedroom 4
10'3" x 9'6" (3.14m x 2.90m)

Integral garage
10'4" x 19'7" (3.16m x 5.99m)

Garden ground

Extras

Heating and glazing

Services

EPC Rating B

Council Tax Band E





The accommodation comprises on the ground floor the hallway, open plan lounge/kitchen/dining/sun lounge, cloak room and utility room, which has access to the integral garage. The first floor hallway gives access to four double bedrooms (one en-suite) and a bathroom.

This is a fabulous location for enjoying a range of outdoor pursuits to include fishing, windsurfing and wild swimming. It is a great location for spotting Bottlenose dolphins, porpoises and grey seals which frequent the Firth between Chanonry Point and Fort George, an 18th century fortress near Ardersier. There is 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, 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 strictly by appointment

Accommodation:-	First floor hallway 1.09m x 4.12m
Hallway 1.41m x 3.78m	Doors to four bedrooms and bathroom. Cupboard housing air source heat pump. Hatch to roof space. Smoke alarm. Carpet.
Glazed doors to lounge and kitchen. Staircase to first floor. Understairs storage cupboard with coat hooks. Smoke alarm. Laminate flooring.	Bedroom 1 3.79m x 3.24m
Open plan lounge/kitchen/dining/sun lounge	Window to front. Double fitted wardrobes. Wall light. T.V. point. USB point. Carpet.
Lounge 3.79m x 3.59m	Bedroom 2 2.40m x 3.23m
Window to front and glazed door to hallway. Open plan to kitchen/dining and sun lounge. Spotlights. Carpet.	Window to rear. Double fitted wardrobes. T.V. point. Carpet.
Kitchen/dining area 6.34m 3.13m	Bathroom 1.97m x 2.38m
Window to rear. Wall and base units with worktop and splash back. Stainless steel 1 ½ bowl sink with right hand drainer. Breakfast bar. Integrated Smeg induction hob with traditional knobs. Integrated Zanussi microwave, oven and dishwasher. USB point. Under unit lighting and wall lights. Laminate flooring.	Window to rear. White WC and wash hand basin set in vanity unit with handheld bidet sprayer. Bath with handgrips and mains shower above, curtain rail and curtain. White vertical towel radiator. Tiling to walls. Laminate flooring.
Sun lounge 2.81m x 3.70m	Principal bedroom 5.18m x 3.30m x 1.36m x 1.53m
Windows and French doors to rear. Carpet.	Window to rear. Two double fitted wardrobes. USB point. Carpet.
Utility room 1.73m x 3.22m	En-suite shower room 2.09m x 1.56m
Door to side and window to rear. Door to integral garage. Base unit and worktop with stainless steel wash hand basin with right hand drainer. Pulley. Bosch washing machine. Extractor. Smoke alarm. Vinyl tiles.	Window to front. White WC and wash hand basin set in vanity unit with handheld bidet sprayer. Shower cubicle with mains shower. Spotlights. Extractor. White vertical towel radiator. Laminate flooring.
Cloak room 1.93m x 1.24m	Bedroom 4 3.14m x 2.90m
Window to side. White WC and wash hand basin. Spotlights. Extractor. White towel radiator. Tiled walls to half height. Vinyl floor tiles.	Window to front. Double mirrored wardrobes. Carpet.

Integral garage 3.16m x 5.99m

Up and over door to front. Extra power sockets. Power point for electric car. Wall mounted Daikin central heating boiler. Smoke alarm.

Garden ground

The front garden has been laid out with block paving for low maintenance and provides ample off street parking. There is a paved path to the side of the property leading to the rear garden.

The enclosed rear garden has been laid to lawn with a flower border. There is a large patio outside the sun lounge, ideal for al fresco dining.

Outside tap and electric hook up.

Extras

All fitted floor coverings and the curtains in the bedrooms are included in the sale price.

Heating and glazing

Electric air source heat pump system and double glazing.

Services

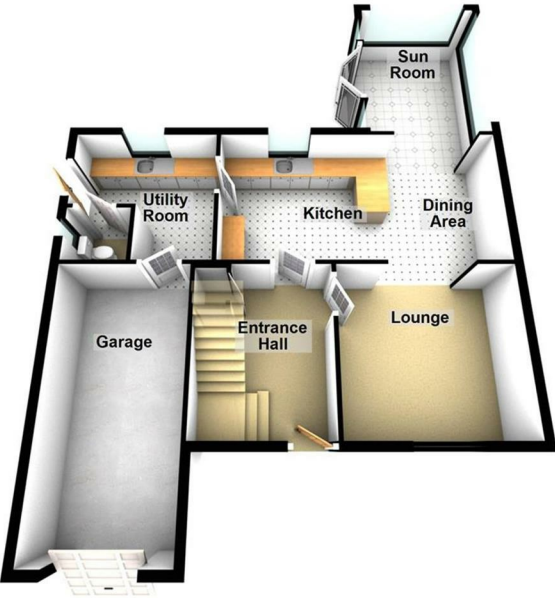
Mains electricity, water and drainage. BT broadband.

EPC Rating B

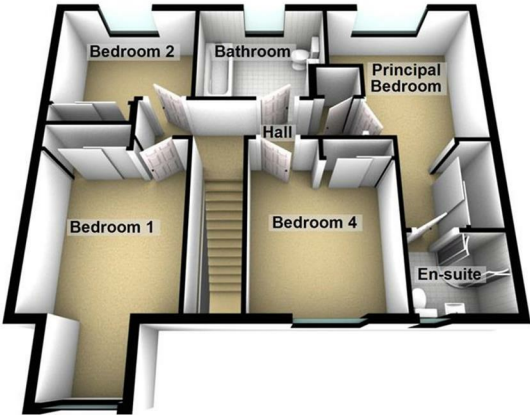
Council Tax Band E



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	95	96	
(81-91) B			
(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		

