



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and fridge/freezer.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

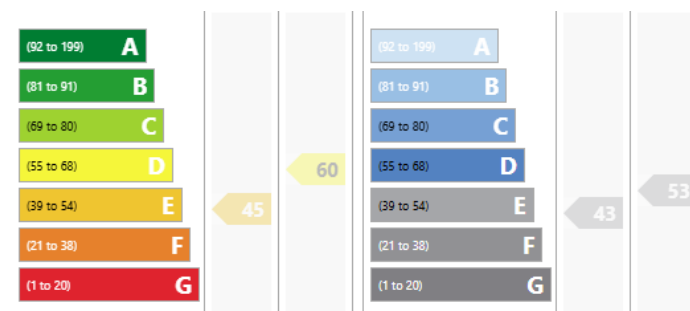
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £120,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

50 High Street Ardersier IV2 7QE

A one bedroomed detached house located in the popular village of Ardersier.

FIXED PRICE: £120,000

The Property Shop, 20 Inglis Street,
 Inverness

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Property Overview



Detached House



1 Bedroom



1 Reception



1 Shower Room



Oil



Garden



Summer House



Parking



Lounge/Dining Room

Property Description
 Situated in the heart of the village of Ardersier, 50 High Street is a one bedroomed, detached house boasting oil fired central heating, ample storage facilities and double glazed windows. The property requires modernisation, but once complete will suit a variety of potential purchasers and viewing is highly recommended to appreciate the potential within, as well as the lovely location. Internally, the accommodation is spread over two floors, with the majority of the living space located on the ground floor. This comprises an entrance porch and entrance hall, a spacious lounge, a kitchen, a double bedroom and a modern shower room. The kitchen is fitted with base mounted units, a stainless steel sink with mixer tap and drainer, and included in the sale is the fridge-freezer. The sleek and stylish shower room is fully wet-walled and comprises a shower cubical with mains shower, a WC and a wash hand basin. From the lounge, stairs rise to the first floor accommodation which has a landing area and two double loft rooms, with combed ceilings. Externally, the property has a rear garden which is enclosed by wooden fencing and is laid to lawn with a summer house, which is fully insulated and further to this is a timber garden shed. Parking is located to the street in front of the property. Ardersier itself is situated on the Moray Firth about 10 miles east of the city of Inverness. Local amenities include a primary school, two cafés, convenience stores, a local village hall, a doctors surgery, a chemist and a post office. A more comprehensive range of amenities can be found in Inverness including supermarkets, bus and train stations, bars, restaurants, high street shops, cinemas and the Eden Court Theatre. Inverness airport is also located close-by.



Loft Room



Loft Room



Kitchen

Rooms & Dimensions

Entrance Porch
 Approx 1.29m x 1.17m

Entrance Hall

Lounge
 Approx 4.10m x 4.09m

Kitchen
 Approx 1.90m x 1.58m

Bedroom
 Approx 4.07m x 4.25m

Shower Room
 Approx 1.77m x 2.83m

Landing

Loft Room One
 Approx 3.40m x 3.96m

Loft Room Two
 Approx 3.42m x 4.11m



Shower Room



Landing