



Cameron Drive, Inverness, IV2 7SL

Offers Over £135,000

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Ideal family home in a prime village location
- Three bedrooms, two with built-in wardrobes
- Spacious living room with modern decor
- Open-plan Kitchen Diner
- Double glazed uPVC windows & doors
- Close proximity to Ardersier Primary School
- Next to a play-park
- Viewing by appointment only, 7 days a week
- Early entry available
- Home report available on request

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!



**Offers:** Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



Situated in the charming village of Ardersier, 9 Cameron Drive is a delightful end-terrace two-storey dwelling house perfect for those looking for a quieter location but within a short drive of Inverness.

The entrance hall welcomes you with its light and airy ambiance. To the left, the large living room features modern decor and plenty of room for furniture, seating and television. A large window looking out to the front of the property lets in lots of natural light. Double doors lead from here into the open plan kitchen/dining area. The dining portion comfortably fits a dining table and chairs, great for family meals or entertaining. The kitchen is well-equipped with plenty of storage, floor and wall-mounted units, an electric oven and hob, and fittings for appliances such as a washing machine. From this room the back door opens to the rear garden which is laid to lawn and includes a small patio section and decking area, all enclosed by a tall wooden fence for privacy.

A carpeted staircase leads you upstairs where you find the main bedroom, a spacious double room. A second double bedroom comes with built-in storage. A single room at the front of the property would be ideal as a nursery, for children or as a home office and also includes built-in storage. The family-sized bathroom is also located on the first floor and has everything you need including a bath with an electric shower overhead.

The property comes with its own front garden which is an ample size and is protected by brick walls and a small gate, ensuring privacy. It also benefits from double glazed UPVC windows and doors, with UPVC gutters and downpipes. Electric heaters are installed in the living room, kitchen/dining area and on the landing to ensure a spread of warmth in the colder months too. Located next to a children's play-park, this home would be ideal for young families with a Ardersier Primary School also close by. Its quiet coastal location is just a short commuting distance of both Inverness and Nairn making it perfect for those looking to create a personalised living space in a friendly village setting.

#### ABOUT ARDERSIER

Ardersier is a quaint coastal village offering a delightful blend of historical charm and natural beauty. Situated on the shores of the Moray Firth, Ardersier provides stunning views across the water and a serene environment perfect for those seeking a peaceful lifestyle. The village is steeped in history, with nearby Fort George being one of its most notable landmarks. This 18th-century fortress is a testament to the area's rich military heritage and is a popular attraction for both residents and visitors. Ardersier's own history is reflected in its traditional architecture and the well-preserved historical sites scattered throughout the village.

Residents of Ardersier enjoy a range of local amenities, including shops, cafes, and a primary school, ensuring convenience and a strong sense of community. The village also hosts a variety of community events and activities, fostering a welcoming and vibrant atmosphere. Nature enthusiasts will appreciate the abundant wildlife and scenic walking paths that surround the village. Ardersier's proximity to Inverness, just a short drive away, provides additional access to a wider array of services, shopping, and entertainment options. It's also just a short distance from Inverness Airport which offers direct flights across the UK and to Europe. With its charming village atmosphere, historical significance, and beautiful natural surroundings, Ardersier is an ideal location for those looking to enjoy the tranquillity of coastal living while remaining connected to the amenities of a larger city.

#### GENERAL INFORMATION:

Services: Mains water & drainage and electric.

Council Tax Band: B

EPC Rating: E (52)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

Included in the sale: All floor coverings curtains and blinds and all integrated kitchen appliances.

#### ANTI-MONEY LAUNDERING LEGISLATION

As with all Estate Agents, Hamish is subject to Anti Money Laundering Regulations. These regulations require us as selling agents, to perform various checks on the property buyers and any offer presented to us must be accompanied by the current address, date of birth, and of proof of funds for all purchasers and of any family members who may be gifting deposits. From time to time, certified photographic evidence of the buyer's identity and proof of address may also be required. We are unable to progress any sale to completion, until these requirements have been fully satisfied.



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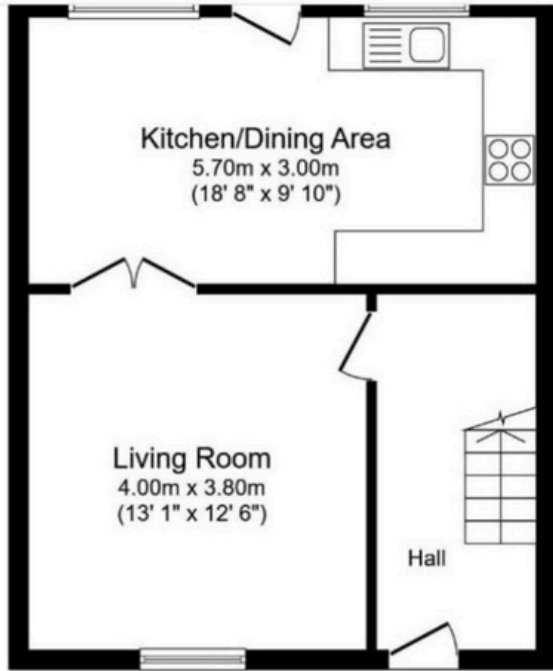


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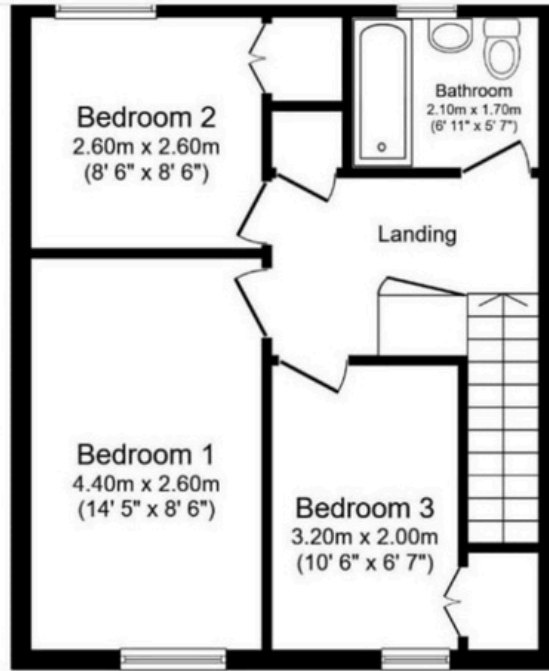
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 82 m<sup>2</sup>





**Ground Floor**

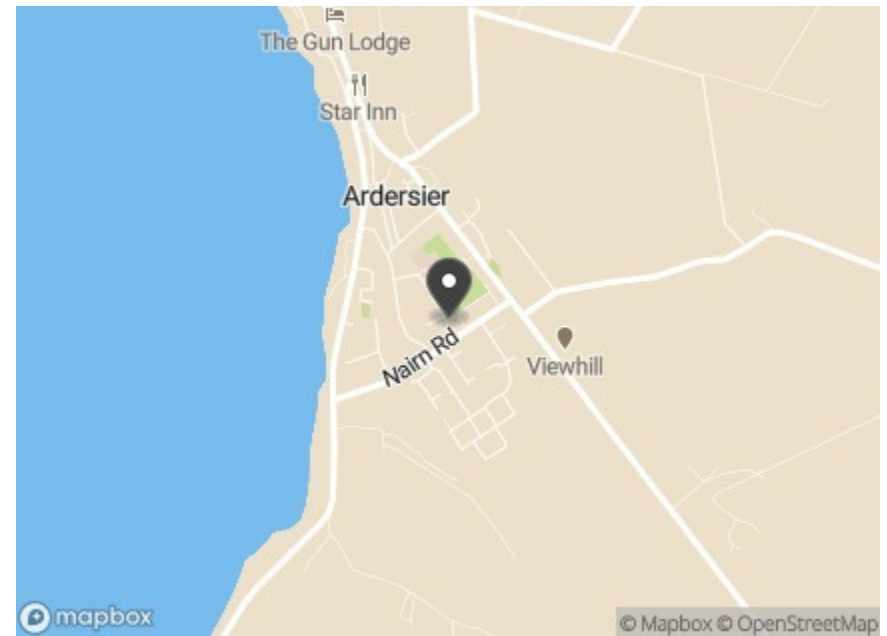


**First Floor**

Total floor area 80.9 sq.m. (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>52</b>	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>69</b>
			<b>49</b>
England, Scotland & Wales		EU Directive 2002/91/EC	



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