



**13 NAIRN ROAD**  
**INVERNESS, IV2 7SD**

**£135,000**  
**FREEHOLD**

Set in the heart of the welcoming village of Ardersier, this three-bedroom mid-terraced home has been a much-loved family residence for many years and now presents a fantastic opportunity for a new owner to modernise and make it their own. With spacious rooms and beautiful garden this property could be your next home sweet home.



**home sweet home**  
**estate agents**  
your local property experts



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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