

5 Ardersier Mains, Ardersier, Inverness, IV2 7QN

Offers Over £310,000







tailormade moves

- Detached bungalow in a semi-rural setting just outside Ardersier
- Lounge, Kitchen, 3 double bedrooms, shower room
- Steading and barn offering excellent potential for a variety of uses
- Good-sized garden grounds, driveway, garage and lean-to
- Ideal opportunity for buyers looking for a project with scope to add value
- EPC band E

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E

An excellent opportunity to acquire this detached bungalow, set in a peaceful semi-rural position just outside the popular village of Ardersier. Offering generous single-level accommodation, good garden grounds and a range of useful outbuildings, the property provides an exciting opportunity for a new owner to upgrade and modernise the home to their own taste.

The spacious lounge is a particular highlight, with an open fire creating a warm and welcoming focal point for cosy evenings. The kitchen would benefit from renovation and offers the opportunity to create a modern space tailored to the needs and style of the new owner. There are three good-sized double bedrooms, along with a family shower room. The property also benefits from oil-fired central heating and double glazing throughout.

Externally, a private driveway provides access to the garage and lean-to, while the property sits within good garden grounds. A steading and barn are also included, offering excellent potential for a variety of uses, including workshop, storage or hobby space, with possible conversion potential subject to the necessary consents.

Overall, this is a fantastic opportunity to purchase a detached bungalow in a peaceful semi-rural setting, with generous accommodation, useful outbuildings and plenty of scope for upgrading and modernisation to create a home of your own.

Location: The attractive coastal village of Ardersier lies on the shores of the Moray Firth, an ideal area for relaxing, dog walking, dolphin and bird watching or a day on the golf course. This area is renowned for its abundance of wildlife and natural beauty. There are many local amenities including a primary school, library, shops, post office, pub, hotel, church, village hall, coffee shop and hairdresser. Inverness Airport, Fort George and the champion golf course at Castle Stewart are in close proximity. Inverness airport offers regular flights to destinations all over the British Isles and summer flights to Europe. Inverness, the main business and commercial centre of the Highlands, offers an extensive choice of shopping, entertainment and leisure facilities associated with city living. A regular bus service provides transport to Inverness approximately 12 miles and Nairn 7 miles away. Ardersier is an ideal location for those wishing to live in a relaxed coastal environment yet within an easy commute to work or leisure in surrounding areas

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds.

Services: Mains water and electricity. Private drainage to septic tank. Oil-fired central heating. Telephone and broadband.

Council Tax: Band D

Tenure: Freehold.

Floor area: 96m2

Entry: By mutual agreement.

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing.

Lounge
13'7" x 12'9" (4.15 x 3.91)

Kitchen
12'9" x 13'2" (3.91 x 4.03)

Bedroom 1
11'5" x 13'5" (3.50 x 4.11)

Bedroom 2
13'5" x 8'11" (4.09 x 2.73)

Bedroom 3
9'6" x 9'10" (2.90 x 3.00)

Shower Room
6'2" x 8'9" (1.90 x 2.67)













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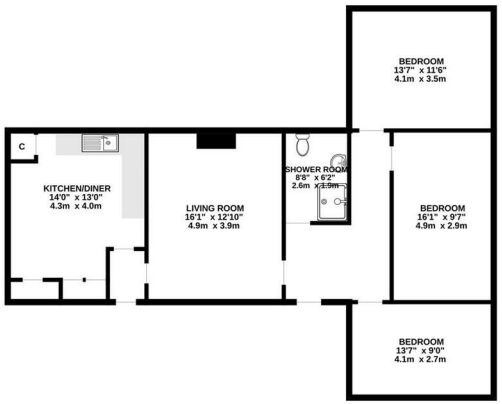
GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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