

Innes & Mackay

47 MacPherson Way, Ardersier, Inverness, IV2 7BQ

- TWO BEDROOM GROUND FLOOR FLAT
- OWN ENTRANCE
- WALK IN CONDITION
- IDEAL FIRST TIME BUY
- AIR SOURCED HEATING
- ALLOCATED PARKING
- VIEWING RECOMMENDED
- CUL-DE-SAC LOCATION

NEW FIXED PRICE

£5,000 BELOW VALUE

£155,000





DESCRIPTION

Viewing comes highly recommended for this desirable two bedroom ground floor apartment, in truly walk-in condition and located within a quiet cul-de-sac. Whether looking for a home or an investment, this property should tick many boxes. This modern ground floor flat offers a contemporary and stylish open plan living space in the charming coastal village of Ardersier. Located just a short distance from Inverness, Nairn, and Inverness Airport, this property offers the perfect blend of village tranquillity and convenient access to nearby amenities.

LOCATION

Ardersier is a small, but growing, former fishing village on the Moray Firth near Fort George, lying between Inverness and Nairn, and only a few miles from Inverness Airport.. Some stunning views can be had from the coastline which runs the length of the village. Ardersier benefits from a primary school, convenience stores, doctors surgery, hotels and other small independent stores along with Connage Cheese Pantry where they produce and supply a full range of their own handmade cheeses. Haventus, Ardersier Port, previously McDermott Oil Fabrication Yard which has been long dormant, is well underway to become a world class energy transition facility, attracting new life to the village and the area in general.

ENTRANCE HALLWAY

Spacious hallway which is laid with wood effect laminate flooring, provides access to the living room, two bedrooms and bathroom. There is a large walk in cupboard which not only provides good storage but also also houses the electrics.

LIVING ROOM

4.23m x 4.12m (13'10" x 13'6")

The living room which is laid with laminate flooring, is a comfortable and generous sized room located to the front elevation and has access through to the kitchen/dining. Large windows provide a flood of natural light to this area.

KITCHEN/DINING

3.45m x 3.17 (11'3" x 10'4")

The kitchen features modern floor based units and wall mounted cupboards all providing good storage and working areas complemented with marble-effect worktops. It is fully equipped with quality appliances, including a one-and-a-half bowl stainless steel sink, ceramic hob, electric oven, extractor fan, fridge-freezer, dishwasher, and microwave and a cupboard houses the efficient Daikin air source central heating boiler. There is also space available for dining and ample living accommodation in a bright and airy space.

BEDROOM 1

3.25m x 2.64m (10'7" x 8'7")

Bedroom one is a a double room located to the rear of the property and benefits from built in wardrobes providing good storage and hanging rails. Laminate flooring completes this room,

BEDROOM 2

3.50m x 2.65m (11'5" x 8'8")

Bedroom two is another double room, again located to the rear elevation and benefits from built in wardrobes located behind sliding doors. Laminate flooring.

BATHROOM

2.89m x 1.77m (9'5" x 5'9")

The bathroom is furnished with a three piece suite comprising a dual flush WC, wash hand basin with drawers located below and a bath with mains shower over and screen to the side. Attractive tiling above the bath and modern flooring gives this room a pleasing finish. Ladder style heated towel rail, tiling to dado height and frosted window to the side complete the bathroom,

HEATING

Air sourced heat pump.





GLAZING
Fully double glazed with uPVC windows

PARKING
Allocated parking.

COUNCIL TAX BAND
Band B

EPC RATING
Band C81

SERVICES
Mains water, drainage, electricity, telephone and TV points.

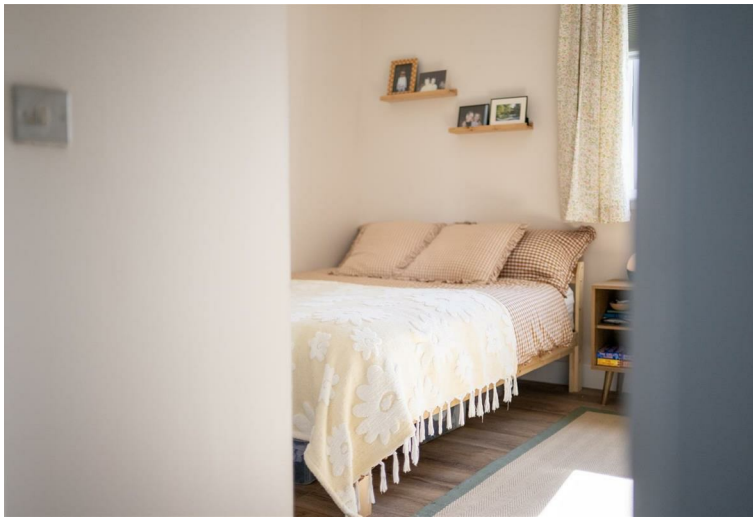
EXTRAS INCLUDED
All fitted carpets, curtains (with exception of those in the living room), blinds, washing machine, dishwasher, fridge-freezer, hob, oven and cooker hood.

VIEWING
Viewing is through Innes and Mackay property department (01463) 251200.











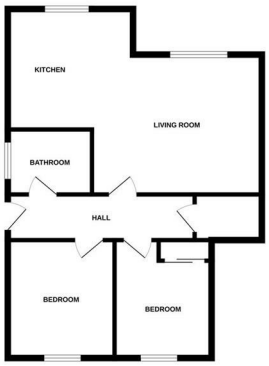








GROUND FLOOR



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

Kintail House
Beechwood Business Park
Inverness
IV2 3BW

01463 251 200
property@innesmackay.com
www.innesmackay.com

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