



Innes & Mackay

1 The Common, Fort George, Inverness, IV2 7TD

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MASTER ENSUITE SHOWER ROOM
- OPEN PLAN KITCHEN/DINER
- WELL-MANICURED GARDENS
- INTEGRAL GARAGE
- ELECTRIC HEATING

**Offers Over
£330,000**



PROPERTY DESCRIPTION

This rarely available detached family home is positioned on a generous plot within the unique and historic setting of Fort George, near Ardersier. This property boasts well-proportioned accommodation throughout to include open plan kitchen/diner, lounge, four double bedrooms located on the first floor, family bathroom, WC and utility room, together with well manicured gardens to the front and rear, integral garage and off-street driveway parking. This attractive home would appeal to families, professionals and those seeking a quieter pace of life. Viewing comes highly recommended.

LOCATION

1 The Common is situated just off the B9006 between Fort George and Ardersier, within a unique and peaceful setting. The surrounding area provides an abundance of outdoor pursuits including coastal walks, sailing, golfing and access to the Highlands' renowned landscapes. Fort George itself is one of Scotland's most iconic historic landmarks, adding to the unique character and appeal of the area. The nearby village of Ardersier offers a range of everyday amenities including local shops, cafés, a primary school and community facilities, while a wider selection of shopping, leisure and entertainment facilities can be found in Inverness, located approximately 10 miles away. Inverness Airport is also within easy reach, offering regular domestic and international flights, while the nearby A96

provides excellent road links to Inverness, Nairn and Aberdeen.

GARDEN

To the front, a neatly landscaped lawn is bordered by mature planting and shrubs, with paved pathway leading to the front door. There is a driveway providing off-street parking and access to the integral garage. The rear garden is a particular feature of the property, comprising a substantial lawn enclosed by timber fencing and mature trees which provide a good degree of privacy. Flower beds outline the borders, with flowering shrubs and established planting adding an abundance of colour. To the side there is an open front shed, creating a storage area for garden furniture and bins. There is also a log store located here.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule, laid with laminate flooring. There is a window to the front and double integral cupboard housing the electrics. Glazed door opens into the hallway.

HALLWAY

The welcoming hallway is laid with laminate flooring and provides access to the lounge, kitchen/diner, WC and carpeted stairs proceed to the first floor landing. There is a storage cupboard behind glazed double doors and under stair cupboard, providing good storage.



LOUNGE

4.92 x 4.45 (16'1" x 14'7")

This bright, comfortable room is located to the front elevation, with large window to the front and side providing a good degree of natural light. A focal point of this room is the log burner set on tiled hearth and stone mantle, giving a pleasing finish. The lounge is open to the kitchen/diner.

KITCHEN/DINER

8.45 x 3.05 (27'8" x 10'0")

The open plan kitchen/diner, laid with laminate flooring, offers an ideal layout for hosting guests and everyday living. The kitchen is fitted with a range of white gloss floor based units with worktop and floor to ceiling larder units. Appliances include induction hob with island cooker hood over and double oven below, dishwasher and freestanding fridge freezer. There is a double undermount sink with drainer grooves to the side located below the window to the rear and glazed door leads to the rear hall.

REAR HALL

The rear hallway is laid with laminate flooring and provides access to the utility room. There is a window to the side elevation and French door opens to the garden.

UTILITY ROOM

2.83 x 2.58 (9'3" x 8'5")

The utility room is fitted with floor based units with worktop and washing machine. There is a window to the rear and door provides access to the integral garage.

WC

1.36 x 1.35 (4'5" x 4'5")

This room is furnished with a WC and wash hand basin with storage below. Window to the front and laminate flooring complete this room.

FIRST FLOOR LANDING

Stairs proceed to the first floor landing which is laid with carpet, where access is provided to four bedrooms, bathroom and fitted cupboard housing the hot water tank. Ceiling hatch provides access to the loft space.

BEDROOM 1

4.14 x 3.08 (13'6" x 10'1")

Bedroom one is a spacious double room, laid with carpet. There is a window to the rear elevation and door opens to the ensuite shower room.

ENSUITE SHOWER ROOM

2.87 x 1.01 (9'4" x 3'3")

The ensuite is furnished with a WC, wash hand basin and shower cubicle housing electric shower. Vinyl flooring and extractor fan complete this room.

BEDROOM 2

4.28 x 2.99 (14'0" x 9'9")

The second bedroom is a double room located to the front elevation and benefits from an integral wardrobe with sliding mirrored doors providing good storage. Carpet.



BEDROOM 3

3.06 x 2.98 (10'0" x 9'9")

The third bedroom has a window to the rear elevation and laid with carpet.

BEDROOM 4

3.00 x 2.63 (9'10" x 8'7")

Bedroom four is laid with carpet and located to the front elevation.

BATHROOM

3.04 x 2.53 (9'11" x 8'3")

The family bathroom is furnished with a WC, wash hand basin, bath and shower cubicle with electric shower. There is a ladder-style heated towel rail, two windows to the front and vinyl flooring.

HEATING

Electric heating.

GLAZING

Predominantly double glazed, with some single glazed units.

PARKING

Off-street driveway parking. Integral garage.

COUNCIL TAX BAND - E

EPC BAND - E

SERVICES

Mains water, drainage, electricity and tv points. Solar panels.

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, integrated appliances, washing machine and fridge freezer. Furniture available under separate negotiation.

VIEWING ARRANGEMENTS

Viewing is strictly through Innes and Mackay (01463) 251200.







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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