

2 Stuart Avenue,  
Ardersier, Inverness IV2 7SA



Offers Over £135,000





## Overview

- Spacious 3 bedroom end terraced villa
- Popular coastal village of Ardersier
- Lounge, kitchen/diner, shower room, 3 double beds, ensuite WC
- Garden to front, side & rear, summer house, drive with parking for 3 cars
- Ideal for first time buyers, families & investors
- EPC band E



## Description

Fantastic opportunity to acquire this well-proportioned three bedroom end-terrace villa, offering excellent potential for modernisation and personalisation. The spacious lounge features a wood burning stove and leads through to the kitchen/diner, which is fitted with ample wall and base units and provides space for dining furniture. An accessible shower room completes the ground floor. Upstairs, the principal bedroom is generously sized and benefits from plenty of natural light. Bedroom two is another well-proportioned room, while the third bedroom features a built-in wardrobe and ensuite WC. The property offers excellent storage throughout, including two large hall cupboards and a partially floored loft with lighting. Further benefits include gas central heating with a boiler replaced in 2018 and single glazing throughout. The rear garden is mainly laid to lawn and includes a large timber summer house. To the front, a substantial driveway provides off-street parking for 3 cars, complemented by lawned areas and mature shrubbery. Overall, this property would suit a range of buyers including first-time buyers, families and investors, seeking a home they can enhance to their own taste within commuting distance of Inverness.



## Room Dimensions

**Lounge** (13' 0" x 13' 10") or (3.95m x 4.22m)

**Kitchen** (13' 6" x 9' 10") or (4.11m x 2.99m)

**Shower Room** (7' 10" x 6' 11") or (2.39m x 2.12m)

**Bedroom 1** (10' 9" x 12' 8") or (3.28m x 3.85m)

**Bedroom 2** (12' 6" x 9' 1") or (3.81m x 2.76m)

**Bedroom 3** (9' 0" x 9' 2") or (2.74m x 2.80m)

**Bedroom 3 En Suite** (6' 4" x 2' 9") or (1.93m x 0.83m)





#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing electric cooker. Timber summer house.

#### Services

Mains electricity, water and drainage. LPG gas tank. Telephone and fibre broadband.

#### Council Tax

Band B

#### Tenure

Freehold

#### Floor area

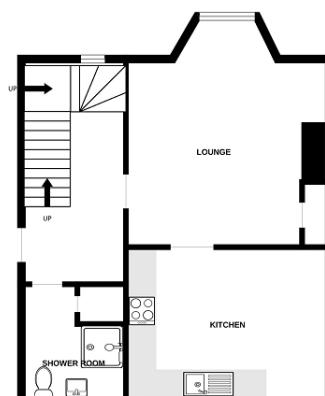
95 m<sup>2</sup>

#### Entry

By mutual agreement.

Dont delay - get in touch with Tailormade Moves today to arrange a viewing

GROUND FLOOR



1ST FLOOR



**Tel: 01463 233218**

The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

[info@tailormademoves.co.uk](mailto:info@tailormademoves.co.uk)

[www.tailormademoves.co.uk](http://www.tailormademoves.co.uk)

