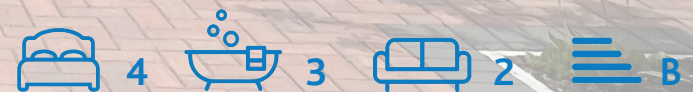




**Harper
Macleod LLP**
Estate Agents & Solicitors

28 Macpherson Way, Ardersier IV2 7BP

Offers over £340,000



28 Macpherson Way

Ardersier, IV2 7BP

Excellent opportunity to purchase a 4 bedroom (one en-suite) detached two storey family home with sun lounge and integral garage situated in a small exclusive estate in the popular village of Ardersier overlooking parkland and within walking distance of the Moray Firth shore.

The home was built in 2022 by NHBC registered builders Springfield Properties to their Braemar design and has been finished to an exacting standard and benefits from the remainder of the NHBC 10 Year Warranty Cover.

The accommodation is flooded with natural light and has been well laid out to provide comfortable living accommodation and comprises on the ground floor a hallway, open plan lounge/kitchen/dining/sun lounge, cloak room and utility, which gives access to the integral garage. On the first floor there are four double bedrooms (one en-suite) and a family bathroom. The rooms are bright and spacious with luxury 80% premium wool stain resistant carpets, vinyl floor tiles, laminate flooring and quality fittings and fixtures throughout. The home is in walk-in condition and is energy efficient with an electric air source heat pump system.

There is ample off street parking in the block paved driveway to the front of the property and there is an enclosed well maintained garden to the rear.

Hallway

4'7" x 12'4" (1.41m x 3.78m)

Open plan lounge/kitchen/dining/sun lounge

Lounge

12'5" x 11'9" (3.79m x 3.59m)

Kitchen/dining area

20'9" x 10'3" (6.34m x 3.13m)

Sun lounge

9'2" x 12'1" (2.81m x 3.70m)





Utility room
5'8" x 10'6" (1.73m x 3.22m)

Cloak room
6'3" x 4'0" (1.93m x 1.24m)

First floor hallway
3'6" x 13'6" (1.09m x 4.12m)

Bedroom 1
12'5" x 10'7" (3.79m x 3.24m)

Bedroom 2
7'10" x 10'7" (2.40m x 3.23m)

Bathroom
6'5" x 7'9" (1.97m x 2.38m)

Principal bedroom
16'11" x 10'9" x 4'5" x 5'0" (5.18m x 3.30m x 1.36m x 1.53m)

En-suite shower room
6'10" x 5'1" (2.09m x 1.56m)

Bedroom 4
10'3" x 9'6" (3.14m x 2.90m)

Integral garage
10'4" x 19'7" (3.16m x 5.99m)

Garden ground

Extras

Heating and glazing

Services

EPC Rating B

Council Tax Band E





The accommodation comprises on the ground floor the hallway, open plan lounge/kitchen/dining/sun lounge, cloak room and utility room, which has access to the integral garage. The first floor hallway gives access to four double bedrooms (one en-suite) and a bathroom.

This is a fabulous location for enjoying a range of outdoor pursuits to include fishing, windsurfing and wild swimming. It is a great location for spotting Bottlenose dolphins, porpoises and grey seals which frequent the Firth between Chanonry Point and Fort George, an 18th century fortress near Ardersier. There is a choice of cycle routes from Ardersier around the Cawdor and Culloden area and there are beautiful walks along the Moray Firth shore.

Castle Stuart Golf Course is approximately 4 miles from Ardersier.

Primary School pupils attend Ardersier Primary School and secondary school pupils attend Culloden Academy.

The village offers a range of amenities including restaurants, a convenience store, doctors' surgery and pharmacy. It is located approximately 3 miles from Inverness Airport.

Ardersier is also a great commuter base for the seaside town of Nairn and the City of Inverness, both of which offer an extensive range of retail, leisure and business facilities.

Viewing strictly by appointment

Accommodation:-

Hallway 1.41m x 3.78m

Glazed doors to lounge and kitchen. Staircase to first floor. Understairs storage cupboard with coat hooks. Smoke alarm. Laminate flooring.

Open plan lounge/kitchen/dining/sun lounge

Lounge 3.79m x 3.59m

Window to front and glazed door to hallway. Open plan to kitchen/dining and sun lounge. Spotlights. Carpet.

Kitchen/dining area 6.34m x 3.13m

Window to rear. Wall and base units with worktop and splash back. Stainless steel 1 ½ bowl sink with right hand drainer. Breakfast bar. Integrated Smeg induction hob with traditional knobs. Integrated Zanussi microwave, oven and dishwasher. USB point. Under unit lighting and wall lights. Laminate flooring.

Sun lounge 2.81m x 3.70m

Windows and French doors to rear. Carpet.

Utility room 1.73m x 3.22m

Door to side and window to rear. Door to integral garage. Base unit and worktop with stainless steel wash hand basin with right hand drainer. Pulley. Bosch washing machine. Extractor. Smoke alarm. Vinyl tiles.

Cloak room 1.93m x 1.24m

Window to side. White WC and wash hand basin. Spotlights. Extractor. White towel radiator. Tiled walls to half height. Vinyl floor tiles.

First floor hallway 1.09m x 4.12m

Doors to four bedrooms and bathroom. Cupboard housing air source heat pump. Hatch to roof space. Smoke alarm. Carpet.

Bedroom 1 3.79m x 3.24m

Window to front. Double fitted wardrobes. Wall light. T.V. point. USB point. Carpet.

Bedroom 2 2.40m x 3.23m

Window to rear. Double fitted wardrobes. T.V. point. Carpet.

Bathroom 1.97m x 2.38m

Window to rear. White WC and wash hand basin set in vanity unit with handheld bidet sprayer. Bath with handgrips and mains shower above, curtain rail and curtain. White vertical towel radiator. Tiling to walls. Laminate flooring.

Principal bedroom 5.18m x 3.30m x 1.36m x 1.53m

Window to rear. Two double fitted wardrobes. USB point. Carpet.

En-suite shower room 2.09m x 1.56m

Window to front. White WC and wash hand basin set in vanity unit with handheld bidet sprayer. Shower cubicle with mains shower. Spotlights. Extractor. White vertical towel radiator. Laminate flooring.

Bedroom 4 3.14m x 2.90m

Window to front. Double mirrored wardrobes. Carpet.

Integral garage 3.16m x 5.99m

Up and over door to front. Extra power sockets. Power point for electric car. Wall mounted Daikin central heating boiler. Smoke alarm.

Garden ground

The front garden has been laid out with block paving for low maintenance and provides ample off street parking. There is a paved path to the side of the property leading to the rear garden.

The enclosed well maintained rear garden has been laid to lawn with a flower border. There is a large patio outside the sun lounge, ideal for al fresco dining.

Outside tap and electric hook up.

Extras

All fitted floor coverings and the curtains in the bedrooms are included in the sale price.

Heating and glazing

Electric air source heat pump system and double glazing.

Services

Mains electricity, water and drainage. BT broadband.

EPC Rating B

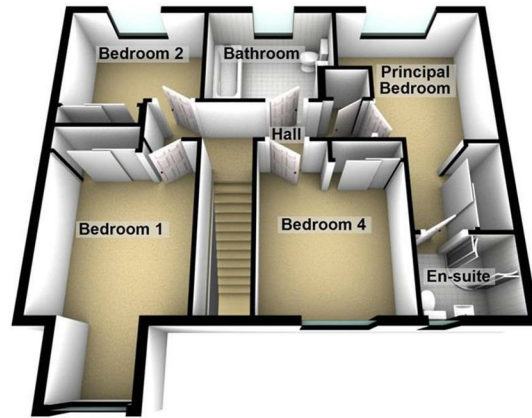
Council Tax Band E



Ground Floor



First Floor



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	82	86
	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	95	96
	EU Directive 2002/91/EC	

