



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**32 Station Road, Ardersier, IV2 7ST**

**Offers over £128,000**

Fantastic opportunity to purchase a three bedroom end terraced two storey home, with enclosed front and rear garden, in the popular village of Ardersier. The property is well laid out to provide comfortable living accommodation and will benefit from redecoration. This is an excellent home for a first-time buyer or as a buy-to-let investment.

The accommodation on the ground floor comprises entrance hallway, spacious open lounge/dining room, kitchen and cloakroom. There are three bedrooms and a shower room on the first floor.

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

Ardersier has a primary school and secondary school pupils attend Culloden Academy.

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 highly recommended.

#### **Hallway**

5'10" x 13'3" (1.80m x 4.06m)

Entrance door into the hallway. Doors to cloakroom, lounge and kitchen. Staircase to first floor. Cupboard housing electrics. Storage cupboard and understairs storage space. Smoke alarm. Carpet.

#### **Cloakroom**

2'4" x 5'0" (0.72m x 1.53m)

Window to front. White WC and wash hand basin with tiled splashback. Mirror. Towel ring. Vinyl flooring.

#### **Open plan lounge/dining room**

23'7" x 13'6" x 9'1" (7.19m x 4.13m x 2.79m)

Double aspect to front and rear. Doors to hallway and kitchen. T.V. point. Smoke alarm. Carpet in lounge area and laminate flooring in dining area.

#### **Kitchen**

9'11" x 13'0" (3.04m x 3.98m)

Window and door to rear. Wall and base units with worktop and tiling. Plumbed for washing machine. Stainless steel sink with left hand drainer. Integrated Lamona ceramic hob, extractor and electric oven. Heat alarm. Vinyl flooring.

#### **Hallway**

6'11" x 5'10" x 2'11" x 12'11" (2.13m x 1.78m x 0.89m x 3.96m)

Doors to three bedrooms and shower room. Hatch to roof space. Smoke alarm. Carpet.

#### **Shower room**

6'10" x 5'5" (2.10m x 1.66m)

Window to rear. White WC and wash hand basin with vanity unit below. Shower cubicle with Mira Sport electric shower and wet wall. Tiling and wet wall to walls. Extractor. Spotlights. White gloss pvc ceiling panel. Vinyl flooring.

#### **Bedroom 1**

9'7" x 11'5" (2.94m x 3.50m)

Window to front. Built-in wardrobe. Carpet.

#### **Bedroom 2**

9'3" x 14'9" (2.83m x 4.50m)

Window to front. Carpet.

#### **Bedroom 3**

8'5" x 12'3" (2.58m x 3.74m)

Window to rear. Built-in double wardrobe. Carpet.

#### **Outbuildings**

Timber shed.

#### **Garden**

The front garden has been laid out with gravel for low maintenance with a hedge to the front.

The rear garden is laid to lawn with a patio area and a concrete path leading up to the garden shed. There are clothes poles and there is a gate to the side opening onto a communal pathway.

There is a car park to the front of the property.

#### **Extras**

All fitted floor coverings are included in the sale price.

#### **Heating and glazing**

Electric panel, storage and fan heaters.  
Double glazing

#### **Services**

Mains electricity, water and drainage.

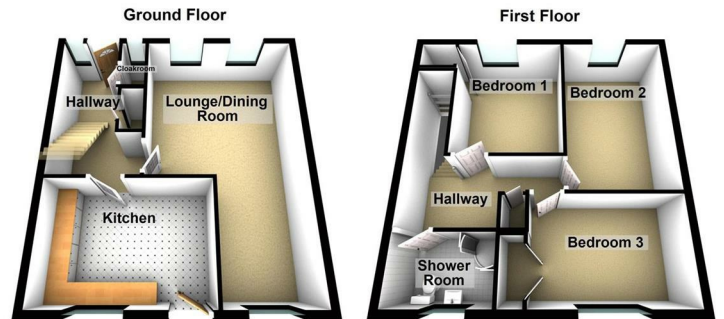
#### **EPC Rating E**

#### **Council Tax Band B**

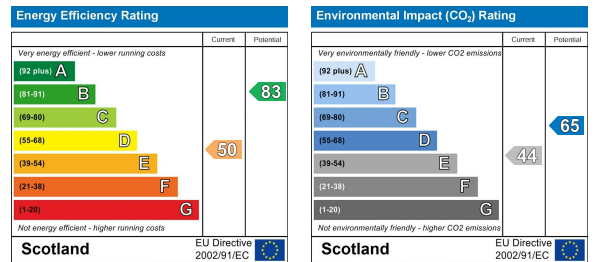








### Energy Efficiency Graph



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