



**SouthForrest**  
Solicitors and Estate Agents



**REDUCED IN PRICE**



19 REAYBANK ROAD, ARDELSIER, INVERNESS SHIRE

Vestibule  
Hall  
Lounge

Kitchen/Dining room  
Bathroom  
3 Bedrooms

Garage  
Garden

Fixed Price £113,000



Ardersier is a scenic village located on the shores of the Moray Firth approximately 12 miles east of the city of Inverness. The village offers a good range of amenities including general store, pharmacy, post office and primary school. The coastal town of Nairn is just a short drive from Ardersier and Inverness airport lies approximately 3 miles away providing air links to the rest of the UK and Europe.

Inverness is an exciting, cosmopolitan city with a thriving local economy which is reflected in its multitude of amenities and high standard of living. Inverness boasts a wide choice of restaurants, quality hotels and has a lively cultural and entertainment scene.

Offering well proportioned accommodation arranged over two floors this end of terrace dwelling house features a spacious kitchen/dining room, oil fired heating with radiators throughout and double glazed windows. The property is set in a low maintenance garden with a large single garage and driveway providing off street parking.

**Vestibule:** 1.01m x 1.15m

With walk in cloak cupboard and door to hall.

**Hall**

From the hall access can be gained to the lounge, bathroom and stairway leading to the first floor landing.

**Lounge:** 4.01m x 3.79m  
excluding bay window.

Well proportioned room with front facing bay window and door leading through to the kitchen/dining room.

**Kitchen/dining room:**  
4.33m x 3.06m

Spacious room fitted with floor based and wall mounted units. Rear facing window and door leading directly out to the garden. Ample space for informal dining. The cooker and dishwasher are included in the sale price.

**Bathroom:** 2.46m x 2.16m

Fitted with a WC, wash hand basin with cupboard beneath and bath with electric shower fitted above.

**First floor**

The three bedrooms are located on the first floor of the property.

**Bedroom 1:** 4.30m x 3.30m

Spacious room with front facing window.

**Bedroom 2:** 3.87m x 2.80m  
extending to 2.97m

With rear facing window and cupboard housing the hot water tank.

**Bedroom 3:** 3.71m x 2.83m

With rear facing window and built in cupboard.

**Conditions**

All fitted carpets, blinds, dishwasher and cooker are included in the sale price.

**Council Tax**

Band B

**Post code**

IV2 7SB

**Home Report**

A Home Report exists for this property and will be made available to seriously interested parties.

**Entry**

By mutual agreement

**Viewing**

By appointment with the sellers on 07909855587 for weekend viewing.

**Price**

Fixed price £113,000

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