



Candide, 117 High Street, Ardersier

Hall
Lounge
Kitchen/family room

Bathroom
3 Bedrooms
Rear vestibule

Integral garage
Garden

Offers over £198,000

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 a chemist, post office, shop, restaurant and primary school. The coastal town of Nairn is just a short drive from Ardersier and also offers a range of facilities. Inverness airport lies approximately 3 miles from Ardersier.

Inverness, the main business and commercial centre for the Highlands offers superb shopping, leisure and recreational facilities with good access to a host of outdoor activities. The gateway to the Highlands Inverness has excellent road, rail and air links.





Candide is a detached bungalow with spacious rooms and benefiting from oil fired heating with radiators throughout. The bungalow is pleasantly situated and from the front windows views of the Moray Firth can be enjoyed. The kitchen/family room is of good dimension and provides ample space for informal living and dining. The lounge is a spacious room with feature chimney breast and large front facing window. The bungalow sits in enclosed mature gardens. The driveway provides good off street parking and leads to the integral garage.

Hall 2.40m x 6.10m

The front door opens to a spacious hall which gives access to all main rooms. Access to the loft via a pull down loft ladder. Cupboard housing the hot water tank and providing storage and shelved cupboard.

Lounge: 5.88m x 4.02m

Bright and spacious room with large front facing window with views to the Moray Firth. Feature chimney breast.

Kitchen/family room:

6.99m x 3.04m

Spacious room with fitted floor based and wall mounted units. The cooker and automatic washing machine are included in the sale price. Window looking out to the rear garden and door to garden and door to rear vestibule. Ample space for informal living and dining.

Rear vestibule: 3.04m x 1.13m

Providing space for storage and a fridge/freezer. Door to garage and door to rear garden.

Bathroom: 2.00m x 3.40m

Fitted with WC, wash hand basin and bath.

Bedroom 1: 3.41m x 2.72m

With built in wardrobe and side facing window.

Bedroom 2: 3.10m x 3.14m

Of good dimension with a side facing window.

Bedroom 3: 3.11m x 4.24m

Spacious room with built in wardrobe.

Garden

Enclosed front and rear garden with an attractive range of plants. Driveway providing good off street parking and leading to the integral single garage. The shed, greenhouse and summer house are included in the sale price.

Conditions

The cooker, microwave, fridge/freezer, washing machine, bathroom carpet, some rugs, greenhouse, summer house, shed, net curtains and most curtains are included in the sale price. Some light fitting and lamp shades are not included in the sale price. The magnolia tree and pots and tubs in the garden are not included in the sale price.

Council Tax

E

Post code

IV2 7RR

General

A home report exists for this property and can be made available to seriously interested parties who have noted an interest through their solicitor.

Entry

By mutual agreement.

Viewing

By appointment through South Forrest Property Department on 01463 250255

Price

Offers over £198,000



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