

12 SEAFORTH AVENUE, ARDERSIER, INVERNESS IV2 7SN

Offers Over £130,000



An excellent two bedroom semi-detached dwelling brought to the market having been very well-maintained, and located in the coastal village of Ardersier, ideal for commuting to Inverness or Nairn.

R&R Urquhart LLP



12 Seaforth Avenue provides an ideal starter home for the first time buyer or equally a great buy-to-let opportunity given the rising popularity and growth in this coastal village.

The property is in close proximity to Haventus, Ardersier Port where a demand for workers accommodation is already evident.

The property sits at the end of a quiet cul-de-sac and offers excellent accommodation over two floors including a spacious sitting room /dining room and kitchen on the ground floor and two bedrooms and a bathroom on the first floor.

The back garden is generous, partially grassed with a large paved patio to the rear of the garden. A shed and a greenhouse are also included.

To the front, the property is bound by a block wall with wrought iron gates and provides off-street parking. A lawn is bordered by established flowerbeds.

Ardersier is convenient for commuting to Inverness or Nairn and only minutes from Inverness Airport offering links to many UK and European destinations. For purchasers with young children, the Primary school and play park are just across the road.



Ardersier is a small, but growing, former fishing village on the Moray Firth near Fort George, between Inverness and Nairn. Some stunning views can be had from the coastline just a short stroll from the property.

Ardersier benefits from a primary school, 2 convenience stores, doctors surgery, hotels and other small independent stores.

Entrance Vestibule and Hall

A uPVC front door accesses the spacious vestibule. A further timber and glazed door enters the hall. A carpeted staircase then leads to the first floor.

Lounge/Dining 5.85m x 3.34m (widest) 2.41m (narrowest)

A spacious dual aspect room laid with carpet. A focal point is created via a electric stove set in a fireplace.

Kitchen 2.88m x 2.31m

Fitted with a range of wooden units with a laminate worktop, and tiled splashback. An electric hob, oven, extractor hood, stainless steel sink, and washing machine are included.

A door leads to the rear porch, which benefits from two cupboards, one of which houses the central heating boiler, and the other, a shelved pantry. A further door accesses the back garden.

From the hall, a carpeted staircase leads to the first floor landing where there is a full height storage cupboard, and a hatch in the ceiling leads to the attic.

Bedroom 1 4.53m x 2.83m

Spacious double room to the front of the property with a built-in storage cupboard. Laid with carpet.

Bedroom 2 3.53m x 3.45m

Another generous room to the rear of the property again laid with carpet.

Bathroom 2.25m x 1.93m

A three piece bathroom suite comprising a white WC, wash hand basin and a bath with an electric shower over. A window faces to the rear aspect.





Extras Included

Carpets, blind, curtains, washing machine, oven and hob

Heating	Oli fired central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band A
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EPC Rating	Band E
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Gas	None
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.