

47 MACPHERSON WAY, ARDERSIER IV2 7BQ

Offers Over £150,000



A most desirable two bedroom ground floor apartment is brought to the market in truly walk-in condition. Whether looking for a home or an investment, this property should tick many boxes. Furthermore, the contemporary furniture can also be separately negotiated.

*R&R Urquhart* LLP



This modern ground floor flat is presented in excellent condition, offering a contemporary and stylish living space in the charming coastal village of Ardersier. Located just a short distance from Inverness, Nairn, and Inverness Airport, this property offers the perfect blend of village tranquillity and convenient access to nearby amenities.

Upon entry, you'll find a spacious hallway leading to an open-plan living area combining the sitting room and kitchen, designed for modern living. The kitchen features sleek navy units complemented by copper ironmongery and stunning marble-effect worktops. It is fully equipped with quality appliances, including a one-and-a-half bowl

stainless steel sink, ceramic hob, electric oven, extractor fan, fridge, freezer, dishwasher, and microwave and a cupboard houses the efficient Daikin air source central heating boiler. There is also space available for dining and ample living accommodation in a bright and airy space.



### Approx. Dimensions

|           |                                     |
|-----------|-------------------------------------|
| Hall      | 5.05m x 1.34m                       |
| Lounge    | 4.23m x 4.12m                       |
| Kitchen   | 3.45m x 3.17m                       |
| Bedroom 1 | 2.94m x 3.25m (including wardrobes) |
| Bedroom 2 | 2.65m x 3.50m (including wardrobes) |
| Bathroom  | 2.89m x 1.77m                       |

### Extras Included

Blinds, curtains, hob, oven, fridge, freezer, dishwasher, microwave. Furniture available by separate negotiation.

|                |                     |
|----------------|---------------------|
| Heating        | Air source heating  |
| Double Glazing | uPVC double glazing |
| Council Tax    | Band B              |
| EPC Rating     | Band B              |
| Gas            | None                |
| Electricity    | Mains               |
| Water          | Mains               |
| Drainage       | Mains               |



The flat offers two generously sized double bedrooms to the rear of the property, each with built-in mirrored wardrobes providing generous storage.

The elegant bathroom is tastefully finished with complementing wall tiles, and features a WC, a wash hand basin with storage beneath, and a bath with a mains-fed shower over.

The property includes two allocated parking spaces, and a factor fee of approximately £80 per quarter covers building insurance and communal maintenance.



The garden grounds are also communal . However, each apartment benefits from a cycle storage unit.

Ardersier is a small, but growing, former fishing village on the Moray Firth near Fort George, lying between Inverness and Nairn, and only a few miles from Inverness Airport.. Some stunning views can be had from the coastline which runs the length of the village.

Ardersier benefits from a primary school, convenience stores, doctors surgery, hotels and other small independent stores along with Connage Cheese Pantry where they produce and supply a full range of their own handmade cheeses.

Haventus, Ardersier Port, previously McDermott Oil Fabrication Yard which has been long dormant, is well underway to become a world class energy transition facility, attracting new life to the village and the area in general.



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.

**R&R Urquhart LLP**

**Nairn Office**

20 High Street,  
Nairn IV12 4AX  
T: 01667 453278  
F: 01667 453499

**Inverness Office**

Ness Horizons Business Centre,  
Kintail House, Beechwood Park  
Inverness IV2 3BW  
T: 01463 250025

**Forres Office**

117-121 High Street,  
Forres, Moray IV36 1AB  
T: 01309 676600  
F: 01309 673161

[www.urquhartproperty.com](http://www.urquhartproperty.com)