

55 NAIRN ROAD, ARDELSIER, INVERNESS IV2 7SF

Offers Over £135,000



Spacious three-bedroom terraced home in a scenic coastal village, ideal for commuting to Inverness, Nairn, the impending Haventus, Ardersier Energy Transition Facility close-by, and also 5 minutes from Inverness Airport.

R&R Urquhart LLP



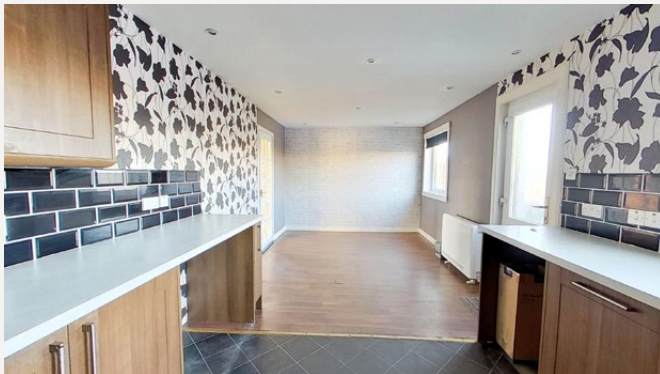
This delightful three-bedroom terraced house, nestled in a picturesque village of Ardersier on the coast of the Moray Firth, offers everything you need right on your doorstep.

With a local village Primary School, shops, restaurants and pubs, along with many large employers within close

proximity, this expanding village provides the best of small community living with city life options.

55 Nairn Road offers spacious accommodation spread over two floors, making it an ideal choice for families,

professionals, or anyone seeking a peaceful retreat with excellent connectivity.



The modern dining kitchen is the heart of the home, featuring a sleek design with ample space for a large family dining table and chairs. Adjacent is a bright, comfortable lounge to the front of the property. An archway leads from the lounge to the hallway where a convenient downstairs WC is located.

On the first floor are three generously-sized double bedrooms all bright and airy with ample room for furniture.

The family bathroom includes a bath, separate shower cubicle housing a Mira electric shower, WC, and wash hand basin – everything you need for modern living.

The property also features a front garden with no onlooking properties, adding to its curb appeal, and a fully enclosed back garden which provides convenient access to resident communal parking and green space.





Approx. Dimensions

Dining Kitchen	6.89m x 3.06m
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Lounge	4.18m x 4.04m
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Cloakroom	1.53m x 0.70m
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Bedroom 1	3.51m x 2.94m
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Bedroom 2	4.51m x 2.86m
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Bedroom 3	3.76m x 2.60m
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Extras Included

Fitted floor coverings, blinds, curtains, dishwasher, electric hob and oven.

Heating	Elnur Gabarron energy efficient electric 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 C
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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.