

FISHERS COTTAGE, 100 HIGH STREET, ARDERSIER IV2 7RR

Offers over £210,000



Delightful, traditional cottage with a beautiful garden, and taking in the most stunning views over the Moray Firth which is only steps away.

R&R Urquhart LLP



Fishers Cottage is the most delightful coastal property brought to the market having been upgraded to benefit from many modern conveniences, whilst still retaining the cottage's integrity.

Fishers Cottage would make a great permanent home for a variety of buyers. However, in the past the cottage ran very successfully as a holiday let throughout the year.

The close proximity to Inverness airport, and the imminent launch of Haventus, Ardersier Port which is in the process of being developed to serve the offshore wind market, along with an easy commute to Inverness and Nairn, is a good indication that owning a property in Ardersier will be a very good investment.

The property is entered via oak effect uPVC front door into an open plan kitchen.

Kitchen 5.03m x 2.30m

With window to the rear aspect and fitted with attractive cream contemporary units, dark wood effect work tops, stainless steel 1½ bowl sink, ceramic hob, single oven and extractor hood above. There is also a washing machine and fridge freezer included.



Lounge 4.92m x 3.82m

With fantastic sea views to the front. A feature 'inglenook' style fireplace houses a multi fuel stove. A dark wood effect laminate flooring provides a durable surface which creating some warmth to the room also. A door off the lounge accesses a rear porch which in turn leads to a small back garden.

Bedroom 3 5.08m x 2.38m

Front facing with sea views and benefitting from two large full height storage cupboards. This room could serve equally well as a dining room.

Shower Room 3.28m (at longest) x 2.23m

Comprising a white WC, wash hand basin & shower cubicle with a sliding door and housing chrome mains fed shower. A window faces to the rear aspect.

An open plan carpeted staircase leads to the landing, two bedroom and a bathroom.

Bedroom 1 4.03m x 3.91m

A lovely bright, double aspect room with fantastic views over the Moray Firth to the front and also with a window to the rear.



Bedroom 2 3.96m x 2.91m

A further double aspect room, again with views over the Moray Firth and a window to the rear. A built in wardrobe also houses the central heating and hot water system.

Bathroom 2.70m x 2.23m

With a Velux to front allowing plentiful natural daylight to flood in, and comprising a white WC, wash hand basin and bath, along with a shower cubicle with swivel door housing chrome mains fed shower.

Front Garden

With superb views to the sea and laid with lawn, decking and raised flower bed. Parking for 2 cars is located outside the front door and there is also lower level gravel parking from the Stuart Street with stone steps leading to the property. This would be ideal if one had a campervan or caravan.

Extras Included

Washing machine, fridge freezer, oven, electric hob.

Heating	Electric wet system via radiators. Multi-fuel stove
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	Band D
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains





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.