



31 Macpherson Way, Ardersier, INVERNESS, IV2 7BQ

Offers Over £215,000

REF: 60997





This immaculate, three-bedroom, end-terraced villa is situated in the coastal village of Ardersier, close to excellent facilities and within easy reach of Inverness City & Nairn. Built by Springfield Homes in 2022, this contemporary family home is in walk in condition throughout and benefits from double-glazing, air source heating and the remainder of the NHBC guarantee. With ample storage and well-proportioned rooms, this property represents a generous family home. Viewing is highly recommended to fully appreciate the extent of the living space and convenient location.

The accommodation consists of: a welcoming entrance hall with stairs leading to the upper floor and fitted understair storage; a bright, front facing lounge; an open plan kitchen/dining area with a good selection of base and wall mounted units, complementary worktop and upstand, integrated fridge freezer, dishwasher, electric oven, induction hob, extractor fan, microwave, space for washing machine, ample room for dining and patio doors leading to the rear garden; shower room comprising a mains powered shower, wall hung wash-hand basin and WC.

On the upper floor: landing giving access to the attic and fitted shelved storage cupboard; three double bedrooms, two with double mirrored wardrobes and one with fitted storage cupboard; family bathroom comprising a bath with mains powered shower over, wall hung vanity unit with sink and WC.

The garden to the front of the property is laid to lawn and benefits from a locbloc driveway providing ample off-street parking. The fully enclosed rear garden is well-maintained, mainly to lawn with a paved patio area providing an ideal venue for al fresco dining. There is also a garden shed with power.

The property is within walking distance of Ardersier village and offers a good selection of facilities including a general store, Post Office, hairdressers, chemist, restaurants and pubs. The historic Fort George is also close by along with a good range of countryside walks, beaches and the championship Castle Stuart Golf Links. Education is provided at Ardersier Primary School, which is within walking distance or Culloden Academy to which pupils are transported daily. A regular bus service to Inverness is routed close by.

Inverness city, the main business and commercial centre of the Highlands, is approximately 12 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

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| Entrance Hall | 2.52m x 2.06m (8'3 x 6'9) | Master Bedroom | 3.20m x 2.91m (10'6 x 9'6) |
| Kitchen/Dining | 6.34m x 2.32m (20'9 x 7'6) | Bedroom 2 | 3.08m x 2.99m (10'0 x 9'9) |
| Lounge | 4.41m x 3.12m (14'6 x 10'3) | Bedroom 3 | 2.90m x 2.19m (9'6 x 7'2) |
| Shower Room | 1.95m x 1.74m (6'5 x 5'9) | Bathroom | 2.76m x 1.87m (9'0 x 6'2) |
| Upper landing | 4.18m x 1.05m (13'9 x 3'5) | | |



General

All floor coverings, some light fittings, blinds, curtains, integrated appliances and garden shed are included in the asking price.

Services

Mains water, drainage and electricity. Air source heating.

Council Tax

Council Tax Band D

EPC Rating

B

Post Code

IV2 7BQ

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

EB/GRM/SOUT49/2

Price

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Directions

From Inverness, take the A96 East heading towards Aberdeen, eventually turning left signposted Ardersier. Continue into the village and take the first right onto Nairn Road. Take the first right onto Connage Crescent, turning left onto Macpherson Way. Take the second right, staying on Macpherson way, and the property is further along on your right-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.

