

3 SEAFORTH AVENUE, ARDERSIER, INVERNESS IV2 7SN

Offers Over £130,000



Three bedroom mid-terraced dwelling located in the coastal village of Ardersier, ideal for commuting to Inverness or Nairn

R&R Urquhart LLP



3 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. Offering excellent accommodation over two floors including a spacious sitting room /dining room and kitchen on the ground floor and three bedrooms and a bathroom on the first floor. The back garden is mainly grassed with a paved patio and path leading to a right of access to the rear of the garden. Two sheds are also included.

To the front there is a gravelled area which could accommodate two vehicles off-street.

The property sits in a quiet cul-de-sac of Ardersier 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.



Extras Included

Carpets, blind, curtains, washing machine, fridge/ freezer.

Heating	Solid fuel heating via stove and radiators
Double Glazing	uPVC double glazed windows. Timber doors
Council Tax	Band A
EPC Rating	Band D
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains

Entrance Vestibule and Hall

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

Lounge/Dining 6.35m x 4.19m (lounge) 2.41m (dining)

A spacious dual aspect room laid with carpet. An solid fuel stove houses a back boiler to heat radiators and the water. A door leads to the hall and kitchen.

Kitchen 3.15m x 2.94m

Fitted with a range of contemporary wood effect units with a complementing black laminate worktop. A door leads to the rear porch. Which has a large cupboard used for storing the solid fuel. 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. A hatch in the ceiling leads to the attic and a window allows lots of natural daylight to flood in.





Bedroom 1 3.31m x 3.11m

Good sized double to the front of the property with some built-in storage and laid with neutral coloured carpet.

Bedroom 2 3.53m x 3.45m

Another generous double room to the front of the property again laid with neutral coloured carpet.

Bedroom 3 2.89m x 2.46m

Single room to the rear of the property overlooking the back garden. Laid with neutral coloured carpet.

Bathroom 2.12m x 1.74m

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.





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.