



Located in an enviable location with stunning views over the Moray Firth and Fort George, this two bedroom farmhouse with annexe is brought to the market requiring upgrading to realise an attractive family home.

*R&R Urquhart* LLP



Hillhead Farmhouse is approx. a 90 year old property with a one bedroom annexe adjoining.

The farmhouse and annexe would now benefit from upgrading, and the property is no longer inhabited.

The habitable accommodation is contained to the ground floor with the farmhouse benefitting from a generous kitchen, dining room next door, spacious lounge with fabulous views, a bathroom, utility room/cloakroom and two double bedrooms.

A small staircase providing limited access, leads to the attic which has great potential and comprises 3 rooms with windows gaining lots of natural daylight.

The annexe comprises a lounge with sea views, bedroom, shower room and a kitchen.

The farmhouse is heated by means of LPG and a tank is sited to the side of the property. The annexe has fairly modern electric wall panel heaters. Windows are of mixed double and single glazing, timber and uPVC.

The garden wraps around the property with a good area to the front, back with parking and a drying area to the side accessed from a shared driveway. Some of the land to the rear is to be retained by the Farmer for farm vehicle access.

As the name suggests, the property sits in an elevated position above Ardersier, taking in striking views over the Moray Firth and Fort George. The property lies approx. 2 miles from Ardersier village, 7 miles from Nairn, 11 miles from Inverness city and less than 4 miles from Inverness Airport, making it a very convenient location for commuting.

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, 2 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.

Ardersier Port, previously McDermott Oil Fabrication yard which has been long dormant, is well underway to become one of Europe's most important locations for renewable energy and oilrig decommissioning. This will no doubt attract new life to the village and the area in general.



### Approx. Dimensions

#### Farmhouse

Kitchen	5.01m x 2.90m
Dining Room	4.09m x 3.92m
Lounge	5.69m x 5.39m and 3.09m
Bedroom 1	4.08m x 3.37m
Bedroom 2	3.99m x 2.70m
Shower Room	2.65m x 1.81m
Utility Room	2.44m x 2.14m

#### Annexe

Kitchen	2.89m x 1.89m
Bedroom	3.68m x 2.91m
Shower Room	2.88m x 1.58m
Lounge	3.94m x 3.51m
Attic span	11.73m x 3.64m

Heating	Farmhouse – solid fuel and LPG fed radiators. Annexe – modern electric wall heaters.
Double Glazing	A mix of timber and uPVC, single and double glazing.
Council Tax	Band D
EPC Rating	Band G
Gas	LPG
Electricity	Mains
Water	Mains
Drainage	Septic tank







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.