

LILACS, SUNNYHILLOCK, ARDERSIER IV2 7QX

Offers Over £240,000



A charming three bedroom detached bungalow located in a pleasant semi-rural location approx. 5 miles from Nairn and 12 miles from Inverness city

*R&R Urquhart* LLP



A most desirable bungalow in a peaceful location brought to the market with lots of appeal for a wide range of buyers. The property sits in a small hamlet consisting of 5 other properties, and offers gorgeous views over the nearby countryside.

The garden wraps around the property and has been planted with a variety of shrubs, plants and trees to create an attractive informal outside space. The rear garden is mainly laid with paving slabs, designed for low maintenance. There is parking on a gravel driveway to accommodate two vehicles.

Internally the property has been well-maintained over the 28 years the present owners have lived there and offers some flexibility in layout.

#### Hall

Accessed via a uPVC door into an 'L' shaped hallway which has the advantage of two full-height cupboards, one which houses the hot water tank. A loft hatch in the ceiling has a pull down ladder and the loft has power and is insulated.

#### Lounge 4.33m x 3.52m

A warm and welcoming room taking in stunning countryside views. A woodburning stove is set in a brick fireplace providing an attractive focal point to the room. Patio doors lead to a raised decking with glass balustrade allowing uninterrupted views. A delightful area in which to enjoy the outdoors.

#### Kitchen 4.57m x 3.04m

A dual aspect room to the rear of the property with a door leading to the garden. An archway also leads into the hall. Fitted with wood effect wall and base units, a laminate worktop and tiled splashback. A white ceramic 1½ bowl sink sits below a window overlooking the rear garden and there is ample space for dining. A cooker, washing machine and fridge freezer are included.





**Bedroom 1 4.03m x 3.19m**

A generous double bedroom to the rear of the property laid with carpet and benefitting from a double recess wardrobe. An archway leads to an en suite with shower cubicle housing a Mira electric shower and a wash hand basin.

**Bedroom 2 3.20m x 2.47m**

A double room to the front of the property with the added advantage of the beautiful views. Again this room has a built-in wardrobe.

**Bedroom 3/Study 3.27m x 2.68m**

To the front of the property and with the delightful views. Presently utilised as a study.

**Bathroom 2.89m x 1.88m**

Housing a five piece suite comprising a WC, wash hand basin, bidet and bath.

**Location**

Historic Ardersier is a pretty coastal village located between Inverness and Nairn and offers primary schooling, a convenience store, GP surgery, various hotels, restaurants and Connage cheese dairy. Ardersier is also home to Fort George, a large 18th-century fortress built following the Battle of Culloden.

Inverness, the capital of the Highlands and one of Europe's fastest growing cities, is considered to be among the top five UK cities to live. We have an array of championship golf courses including the seaside links golf course at Castle Stuart along the Moray Firth, only minutes from Ardersier, the scenic coastal championship course of Nairn Golf Club, 5 miles away, along with Royal Dornoch a short drive to the North.

Inverness airport is only a few minutes' drive from Sunnyhillock, where one can fly to various destinations within the UK and Europe.

The close-by town of Nairn, an ancient fishing port and market town lies around 16 miles east of Inverness and 6 miles from Loch Flemington. Nairn is now best known as a seaside resort, with two golf courses, award-winning beaches and excellent bars and restaurants.

**Extras Included**

Curtains, blinds, carpets, washing machine, cooker, fridge freezer, shed including gardening equipment, furniture by separate negotiation.

Heating	Oil fired central heating (boiler serviced annually)
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band D
Gas	None
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.