

# middleton ross & arnot



1 Seaforth Avenue, Ardersier, Inverness-shire, IV2 7SN

- End Terraced House
- Vestibule
- Hall
- Lounge/Diner
- Kitchen/Diner
- Rear Lobby/Utility
- Three Bedrooms
- Bathroom
- Double Glazing
- Electric Central Heating
- Garden to Front, Side and Back
- Large Driveway
- Close to Primary School and Play Park
- Quiet Residential Location
- EPC Rating F



Offers Around £125,000

01349 865125

property@middletonross.co.uk  
www.middletonross.co.uk

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The property is located in the centre of the coastal village of Ardersier which is ideally situated for commuting to Inverness Airport, Inverness city and Nairn. The beach is nearby and there are a number of outdoor pursuits and country walks available in the area. Facilities within walking distance from the house include a doctors surgery, chemist, Post Office, convenience store and selection of hotels. Primary education is provided in the village and is a short distance from the property while the older children attend Culloden Academy for which transport is provided. A regular bus service is available to Inverness, which is around 10 miles from the village and offers a wide range of shopping, leisure and entertainment facilities.

Number one is located on a large corner plot. The house has low maintenance gardens to the front, side and rear and there is off street parking in the large driveway. The property which is deceptively spacious is situated in a quiet and pleasant residential area of the village would provide an ideal family home, first time purchase, or a buy to let opportunity.

Directions: From Inverness, turn left off the A96 onto the B9039 and continue along the road for approx. five miles. On entering the village, turn right onto Nairn Road then third left into Cameron Drive and then first left into Seaforth Avenue, No. 1 is the first house on the left. From Nairn, turn right off the A96 onto the B9092, when you get to the T-junction, turn right, then left, take the third right into Cameron Drive and the First left into Seaforth Avenue.

Services: Mains water, Electricity and Drainage

Council Tax— B

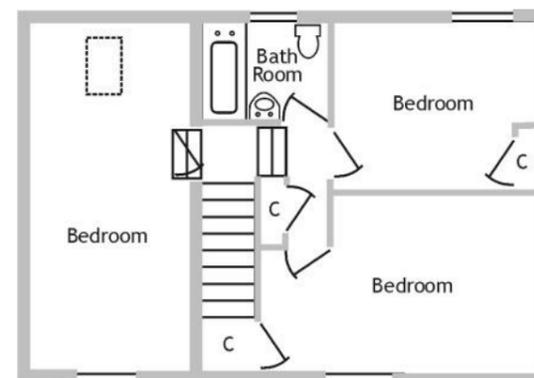
To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours Call 01463 231173

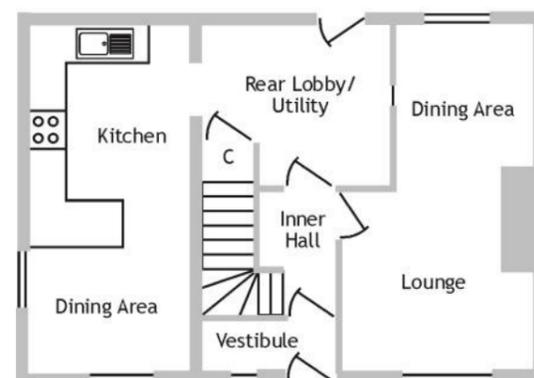
Monday to Friday 8am - 9am & 5pm—11pm

Saturday 8am -11pm & Sunday 8am—11pm

or Email: property@middletonross.co.uk



First Floor



Ground Floor

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

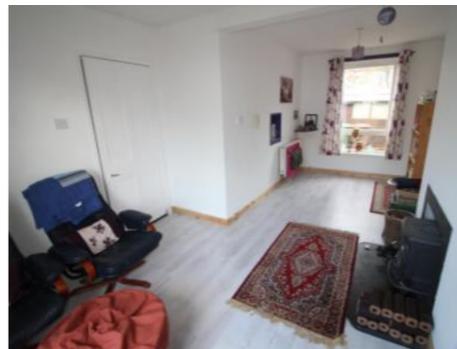
Carpets, curtains, blinds, a wardrobe and the cooker are included in the sale price. The mention of appliances and or services does not imply that they are in full and efficient working order.

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Offers Around £125,000

hspc 56177



## 1 Seaforth Avenue

Ardersier

Offers Around £125,000

End Terraced House is situated in a quiet residential street in Ardersier, close to the Primary School and within easy commuting distance of Inverness, the Airport and Nairn.

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### Ground Floor

Vestibule	2.40m x 0.92m
Inner Hall	2.24m X 1.41m
Lounge/Diner	5.83m x 3.36m
Kitchen/Diner	5.95m x 2.85m
Rear Lobby/Utility	3.32m x 2.81m

(Measurements at widest points)

### First Floor

Bedroom	5.95m x 2.85m
Bedroom	3.53m x 2.88m
Bedroom	4.54m x 2.83m
Bathroom	2.22m x 1.69m

(Measurements at widest points)

### Outside

- Low Maintenance Gardens
- Large Driveway
- Patio Area
- Two Garden Sheds