

# 88 High Street

ARDERSIER, INVERNESS, HIGHLAND, IV2 7RR



*A brilliant two-bedroom detached bungalow in the quiet coastal village of Ardesier, only five minutes from Inverness airport*



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Welcome to 88 High Street, Ardesier, Inverness. This delightful two-bedroom detached bungalow offers a perfect blend of comfort and style.

# THE LOUNGE



Step into the spacious lounge, a haven of relaxation that sets the tone for the entire property.



# THE KITCHEN



The well-appointed kitchen boasts ample space for dining, featuring free-standing appliances, a fridge/freezer, a washing machine, and a dishwasher, all included in the sale.







Two generous double bedrooms provide cosy retreats, complemented by a tastefully designed bathroom with a bath suite and a separate shower cubicle.

# THE BATHROOM





# BEDROOM 1





# BEDROOM 2





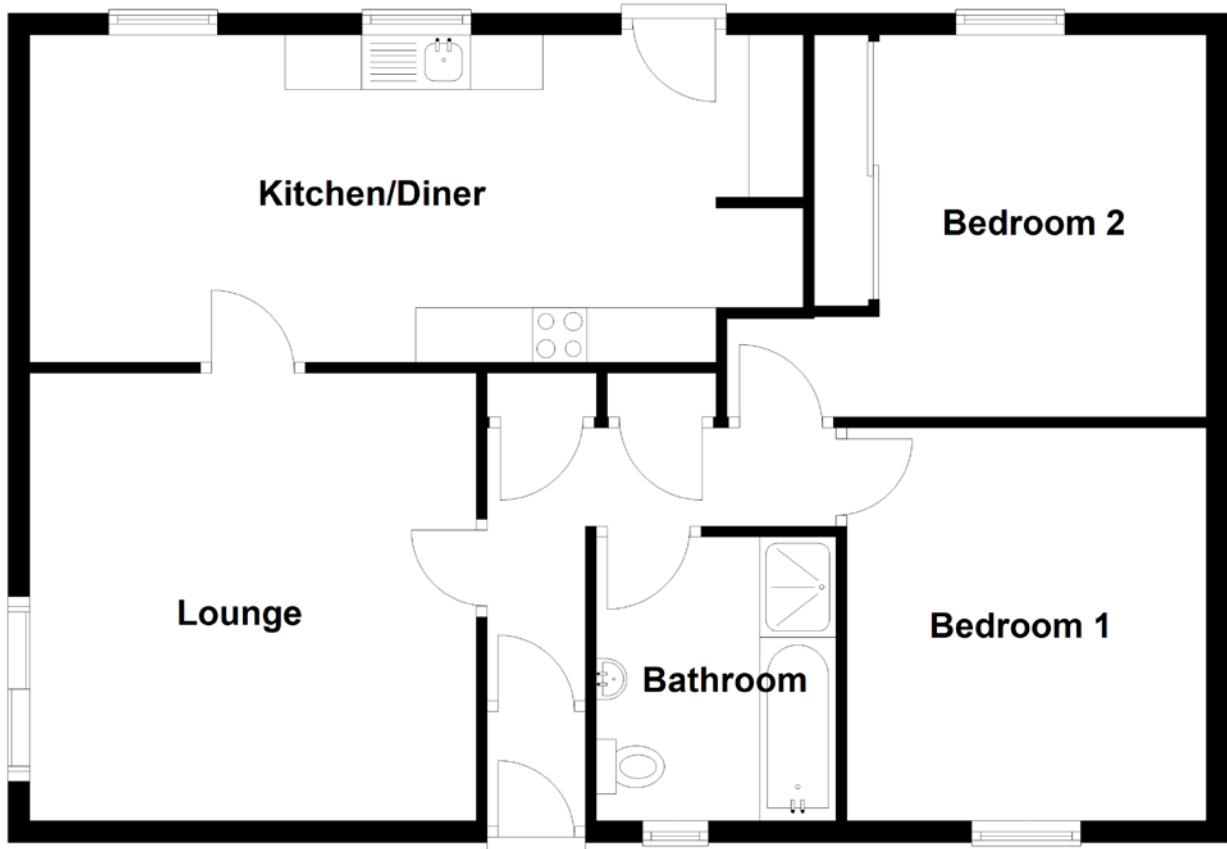
Step outside to discover the enchanting tiered rear garden, adorned with two levels of raised decking. The top deck hosts a charming summer house, complete with electricity and a luxurious hot tub for ultimate relaxation. Parking is a breeze with an off-street space as well as a garage equipped with power and an electric remote-controlled door. On the other side, a spacious workshop with power awaits your creative endeavours. Additional features include an outside tap and power points, making 88 High Street the epitome of convenience and modern living in Ardesier.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

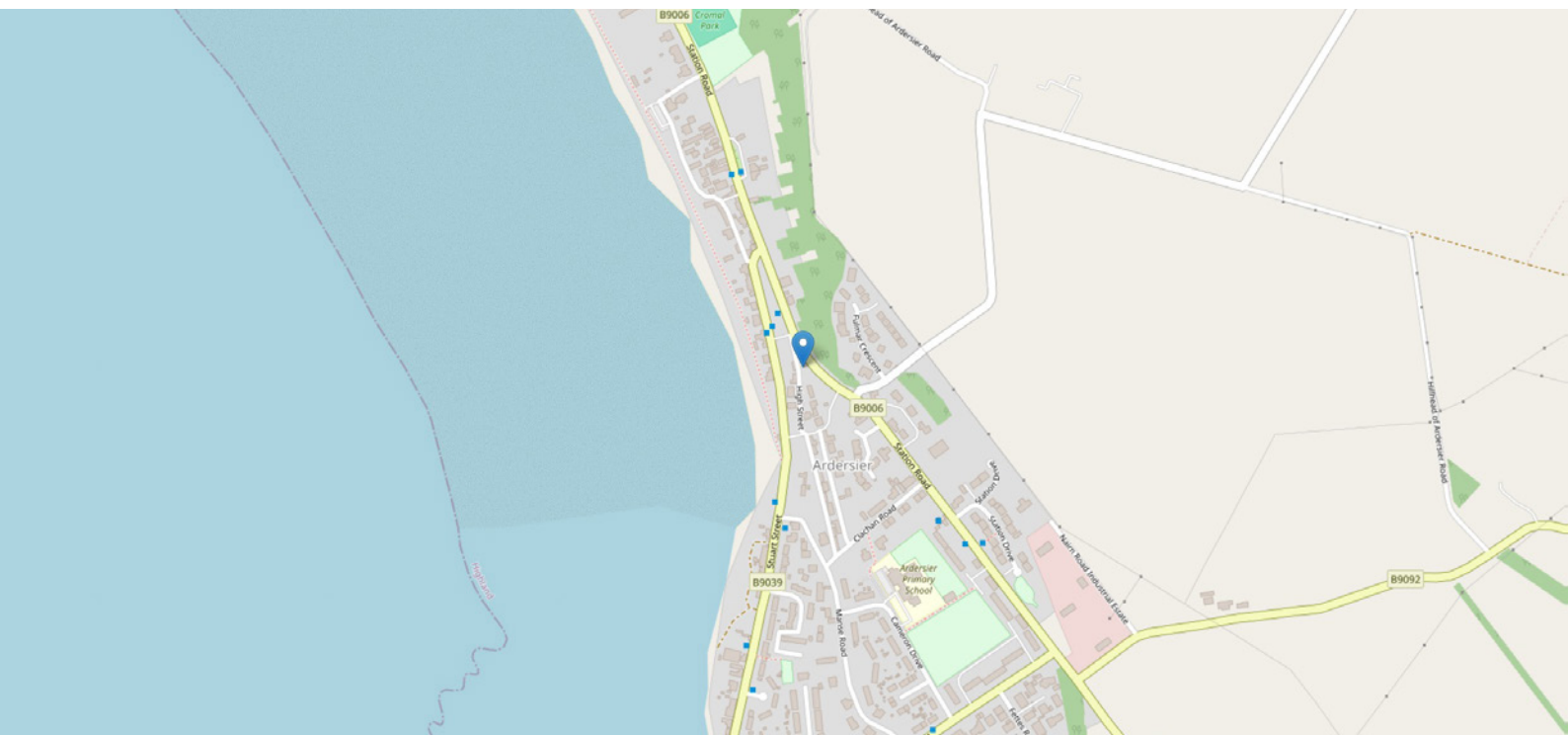


Approximate Dimensions (Taken from the widest point)

Lounge 4.10m (13'5") x 4.10m (13'5")  
Kitchen/Diner 7.10m (23'4") x 3.00m (9'10")  
Bedroom 1 3.60m (11'10") x 3.30m (10'10")

Bedroom 2 4.40m (14'5") x 3.50m (11'6")  
Bathroom 2.60m (8'6") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 78m<sup>2</sup>  
EPC Rating: E

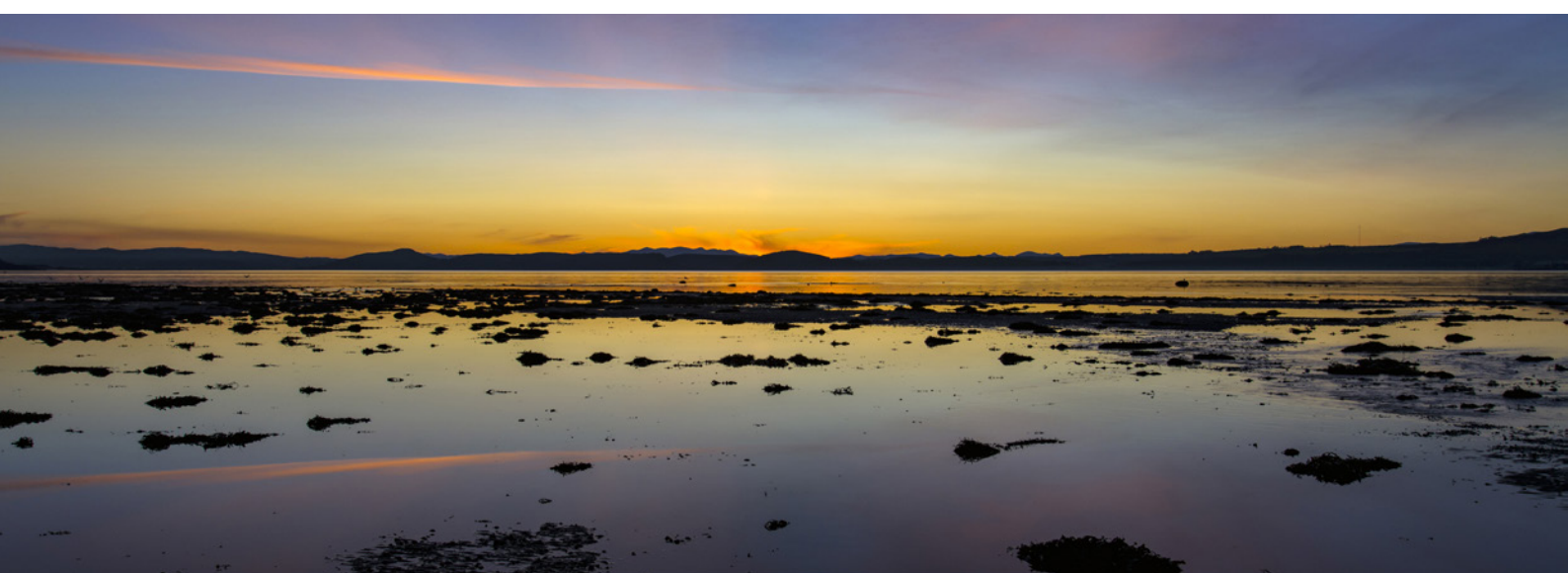




# THE LOCATION

Discover the charm of Ardersier, a quaint former fishing village nestled on the shores of the Moray Firth near Fort George.

Positioned strategically between Inverness and Nairn, Ardersier offers the perfect blend of tranquillity and accessibility. Convenience is key in this coastal haven, a mere five-minute drive from Inverness airport ensures stress-free travel, while Nairn is just a 10-minute journey away, and the Highland capital city of Inverness is a short 15-minute drive. This prime location makes Ardersier an ideal retreat for those seeking the best of both worlds.







Ardersier itself is a vibrant community with a primary school, a multi-use games area, local shops, a library, and charming cafes and restaurants. The village is adorned with fantastic beach and woodland walks, inviting residents to explore and connect with nature. Stroll along the coastline and experience the world-famous Bottlenose dolphin population of the Moray Firth, often spotted making graceful appearances nearby.

Escape the hustle and bustle without sacrificing convenience – Ardersier beckons with its unique blend of coastal beauty, community spirit, and proximity to essential amenities. Embrace the coastal lifestyle and make Ardersier your home.



  
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