



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**39 High Street, Ardersier, Inverness, IV2 7QE**

**Offers over £60,000**

A unique development opportunity to build an Architect designed bespoke two storey detached home, situated on the site of a former garage, in the village of Ardersier. The site has been prepared at ground level and when completed there will be stunning views from the open plan area on the first floor over the Moray Firth. There is off street parking at the front for two cars.

The present owners obtained the full Planning Permission 24/01881/FUL and a Building Warrant 23/01050/DOM2.

The accommodation will comprise on the ground floor an entrance hallway, two bedrooms, shower room and utility area. On the first floor there will be a contemporary open plan kitchen/dining/living area enjoying the stunning views of the Moray Firth.

There will be a large external wall store for bicycles or firewood.

Full detailed plans are available for downloading online.

The village of Ardersier offers a range of amenities including restaurants, a convenience store, doctors' surgery and pharmacy. It is located approximately 3 miles from Inverness Airport, which offers national and European flights. There is also a Railway Station close to the airport.

Primary School pupils attend Ardersier Primary School and secondary school pupils attend

Culloden Academy.

This is a fabulous location for enjoying a range of outdoor pursuits to include fishing, windsurfing and wild swimming. It is a great location for bird watching, spotting Bottlenose dolphins, porpoises and grey seals, which frequent the Firth between Chanonry Point and Fort George, an 18th century fortress near Ardersier.

There is a choice of cycle routes from Ardersier around the Cawdor and Culloden area and there are beautiful walks along the Moray Firth shore.

Castle Stuart Golf Course is approximately 4 miles from Ardersier.

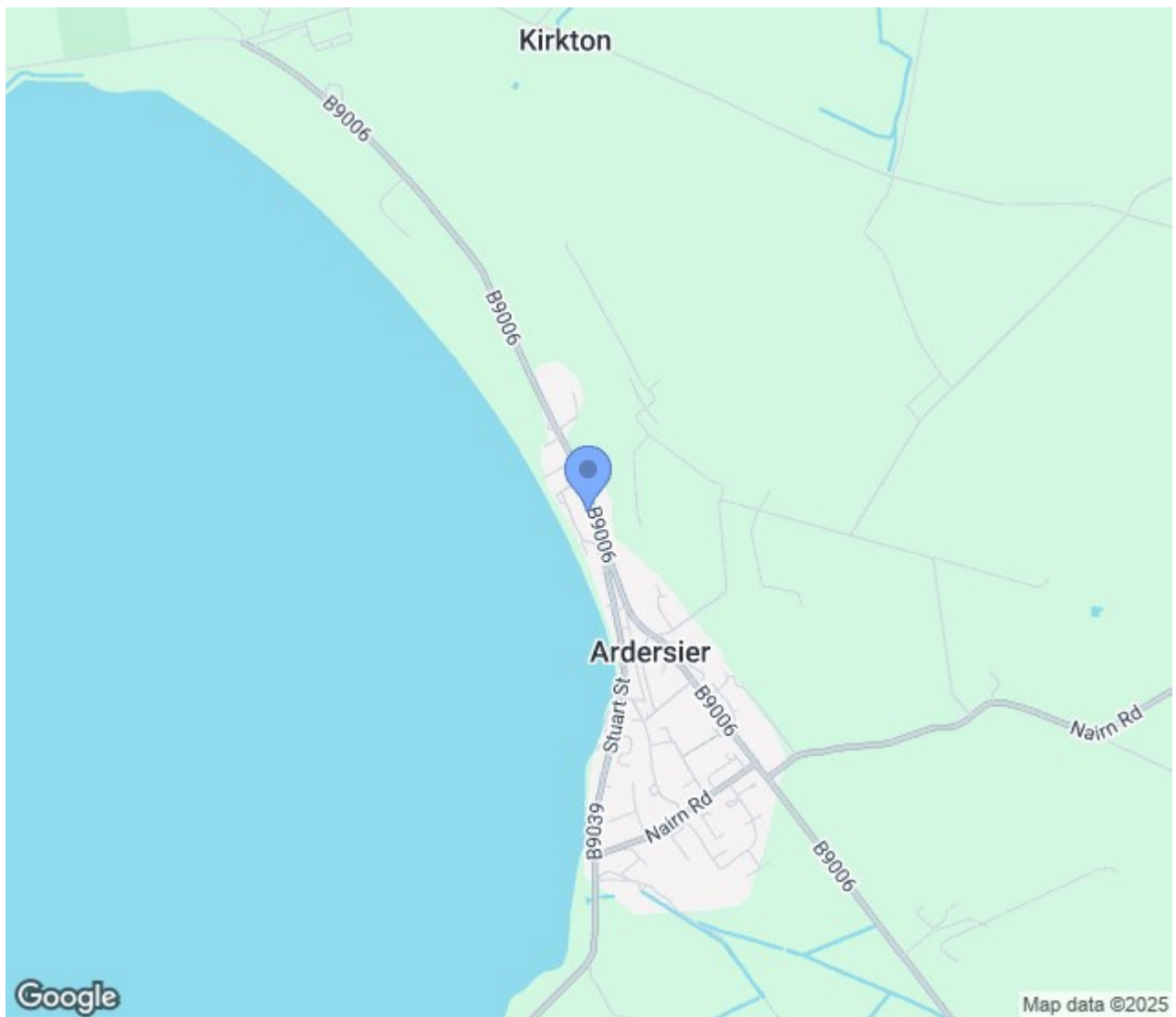
Ardersier is a great commuter base for the seaside town of Nairn and the City of Inverness, both of which offer an extensive range of retail, leisure and business facilities.

Viewing strictly by appointment





## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.