



**Harper
Macleod LLP**
Estate Agents & Solicitors

9 Ardgowan, Croy, Inverness IV2 5PA

Offers over £450,000



9 Ardgowan

Croy, Inverness, IV2 5PA

Beautifully presented contemporary 3 bedroom (one en-suite) detached Executive bungalow with 1 bedroom (en-suite) granny annexe and integral double garage, situated in a small development in the popular village of Croy.

The accommodation comprises open plan entrance vestibule, hallway, lounge, family/dining kitchen/area, utility room, cloak room, 3 bedrooms (one en-suite), family bathroom and granny annexe comprising kitchen/lounge, bedroom with walk-in wardrobe and en-suite shower room.

Open plan vestibule

5'4" x 6'0" (1.65m x 1.83m)

Hallway

3'10" x 28'3" (1.19m x 8.62m)

Lounge

16'5" x 12'10" (5.01m x 3.93m)

Open plan family/dining/kitchen area

21'9" x 20'6" x 15'8" (6.64m x 6.25m x 4.79m)

Utility room

7'3" x 9'11" (2.21m x 3.03m)

Cloak room

6'0" x 4'11" (1.84m x 1.52m)

Bedroom 1

9'2" x 12'11" (2.80m x 3.94m)

Bedroom 2

8'9" x 12'11" (2.68m x 3.95m)

Principal bedroom

12'4" x 10'0" (3.78m x 3.05m)





En-suite shower room
6'9" x 6'0" (2.06m x 1.83m)

Bathroom
8'1" x 5'6" (2.47m x 1.69m)

Granny annexe

Open plan kitchen/lounge

Kitchen
10'1" x 16'7" (3.09m x 5.06m)

Lounge
12'9" x 16'6" (3.90m x 5.03m)

Bedroom
12'2" x 10'3" (3.72m x 3.13m)

En-suite shower room
6'5" x 5'9" (1.96m x 1.76m)

Integral double garage

Garden ground

Extras

Heating and glazing

Services

Factoring

EPC Rating A

Council Tax Band F



The home has been finished to an exceptionally high standard with solid oak doors throughout, a spacious open plan family/dining/kitchen area with a luxury Ashley Ann fitted kitchen with a large central island unit, Quartz worktop, Neff appliances and Amtico flooring.

The well manicured landscaped split-level garden to the rear of the property has been thoughtfully laid out with lawn, gravelled area, flower beds, patios and decking area with lights, patio heater and awning, ideal for relaxing and entertaining. French doors in the lounge and utility room open onto the patio at the rear and the annexe lounge has patio doors opening onto the decking area.

This A rated home is energy efficient with solar panels and a battery storage system. There is an electric vehicle charging point to the front.

The village of Croy is surrounded by open countryside and overlooks the Moray Firth. It has a community hall and garden, café and primary school. Secondary school pupils attend Culloden Academy. There is a convenience store and pharmacy at nearby Tornagrain.

This is a convenient location for commuting to Inverness and Nairn. Inverness Airport and railway station are approximately 2.3 miles from Croy. The airport offers National and European flights.

Viewing highly recommended to appreciate the accommodation and location.

Accommodation:

Open plan vestibule 1.65m x 1.83m

Entrance door opening into the open plan vestibule. Double storage cupboard. Oak flooring.

Hallway 1.19m x 8.62m

Doors to lounge, kitchen, cloakroom, bathroom, three bedrooms and granny annexe. Cupboard housing the water tank. Double storage cupboard. Hatch to roof space. Smoke alarm. Carpet.

Lounge 5.01m x 3.93m

French doors opening into the lounge and two sets of French doors opening onto the patio area at the rear. Marble fireplace with electric fire. Carpet.

Open plan family/dining/kitchen area 6.64m x 6.25m x 4.79m

Double aspect to front and side. Doors to utility room and integral garage. Luxurious Ashley Ann fitted kitchen with ample storage, under unit lighting and central island unit with Quartz worktop, Neff induction extractor hob, pop up socket and feature lighting. Composite sink with Quooker tap. Integrated Neff microwave combi with warming drawer, Neff coffee machine with warming drawer and Neff slide & hide oven. Two integrated fridges and Neff dishwasher. Under unit lighting. Spotlights. Heat alarm. Amtico flooring.

Utility room 2.21m x 3.03m

French doors to garden. Wall and base unit with Quartz worktop and composite sink with pull out kitchen mixer tap. Plumbed for washing machine. Integrated Neff freezer. Spotlights. Smoke alarm. Amtico flooring.

Cloak room 1.84m x 1.52m

Window to front. White WC and wash hand basin with vanity shelf and recessed mirror above. Tiled flooring.

Bedroom 1 2.80m x 3.94m

Window to rear. Carpet.

Bedroom 2 2.68m x 3.95m

Window to rear. Double fitted wardrobes with oak doors. Carpet.

Principal bedroom 3.78m x 3.05m

Window to front. Triple push to open soft close wardrobes with pull out hanging rails and fitted drawers. Fitted double wardrobe with oak doors. Carpet.

En-suite shower room 2.06m x 1.83m

Window to front. White WC and wash hand basin set in vanity unit with LED heated mirror above. Towel ring. Shower cubicle with mains dual shower head and shower niche. Extractor. Spotlights. Vertical towel radiator. Tiling to walls and tiled flooring with under floor heating.

Bathroom 2.47m x 1.69m

Window to side. White WC and pedestal wash hand basin with tiled surround and recessed mirror above. Bath with mains shower above, shower screen and tiling.

Integral double garage

Electric remote control door to front and door to utility room. Striplights. Hatch to roof space with ladder.





Granny annexe

Open plan kitchen/lounge

Kitchen 3.09m x 5.06m

Widow to side. Wall and base units with Quartz worktop and splash back. Stainless steel 1 ½ bowl sink with left hand drainer. Breakfast bar. Integrated Neff ceramic hob, extractor, Lamona microwave and Neff slide & hide oven. Integrated fridge, freezer, dishwasher and washing machine. Spotlights. Heat alarm. Amtico flooring. Door to side and full length window to rear.

Lounge 3.90m x 5.03m

Window to side. Patio doors opening onto the decking area. T.V. point. Spotlights. Smoke alarm. Carpet.

Bedroom 3.72m x 3.13m

Window to rear. Fitted walk-in wardrobe with oak doors. Spotlights. Carpet.

En-suite shower room 1.96m x 1.76m

Window to side. White WC and wash hand basin with recessed mirror above. Shower cubicle with mains shower, shower niche and tiling. Chrome vertical towel radiator. Spotlights. Tiled flooring with under floor heating.



Garden ground

The front garden is mainly laid to lawn with trees. A monoblock paved driveway leads up to the front of the property with parking for multiple vehicles. An electric vehicle charging point is wall mounted at the garage.

The landscaped split level garden ground to the rear has been thoughtfully laid out with lawns, gravelled area, flower beds patio areas and decking. There is an outside tap and a rotary clothes dryer.

Extras

All fitted carpets are included in the sale price.

Heating and glazing

Air source heat pump and oil fired boiler system.

40 solar panels with feed in tariff and storage batteries.

Double glazing.

Services

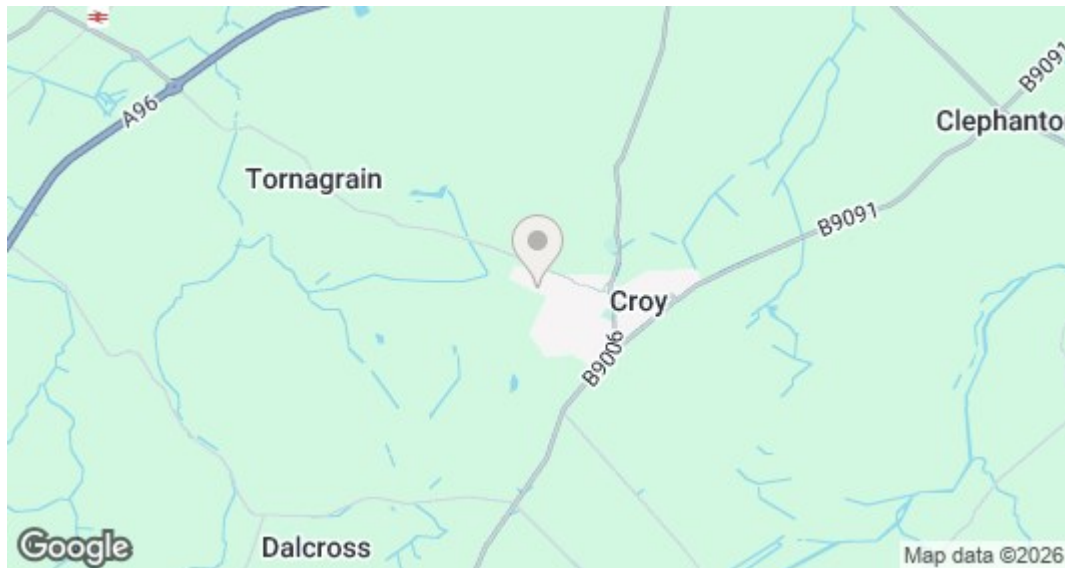
Mains electricity, water and drainage.

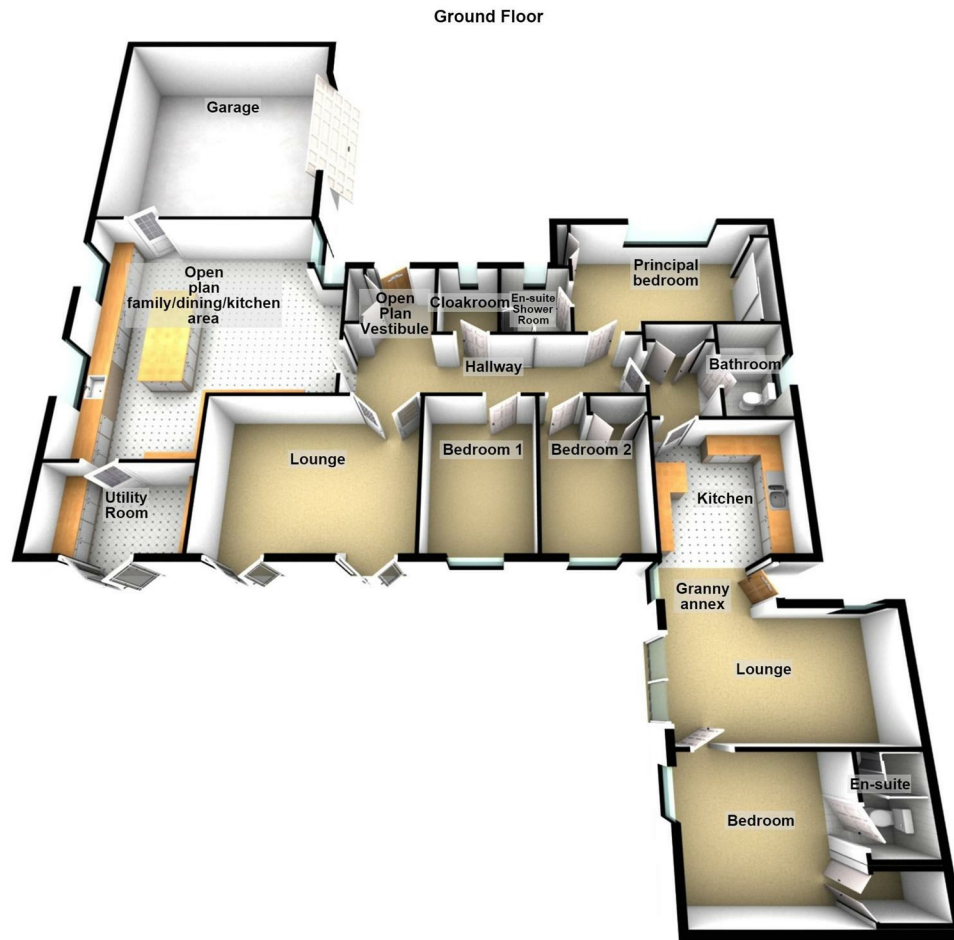
Factoring

Greenbelt Group, Glasgow, are the factors. The current annual factoring charge is £375 per annum.

EPC Rating A

Council Tax Band F





Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	99	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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