



5 Firview Grange

Muir of Balnagowan, Ardersier

A splendid five-bedroom detached house in a beautiful Highland setting.

A well presented detached family home, set on a cul-de-sac and surrounded by the countryside. The property provides light, airy and flexible appointed living and entertaining space as well as five bedrooms, while outside there are splendid gardens surrounded by fields and woodland.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



RURAL



2593 SQ FT



OFFERS OVER £400,000

The property

5 Firview Grange is an impressive detached property providing five bedrooms and more than 2,500 square feet of highly attractive accommodation, located between the town of Nairn and the village of Ardersier in the east Highlands.

There are two comfortable reception rooms at the front of the ground floor. These include the dual aspect, 21ft sitting room with its fireplace and dual aspect, which welcomes natural light from the front and the rear. There is also a playroom, which could be used as a snug or a formal dining room. Towards the rear, the open-plan kitchen and dining area provides further social, everyday living space. The kitchen itself has fitted units to base and wall level, a central island with a breakfast bar and integrated appliances including a double oven, an induction hob and an extractor hood. There is also a corner logburner and space for a dining table, while double doors open to the sunny southeast-facing conservatory with its panoramic windows and sliding glass doors opening onto the gardens.

One bedroom can be found on the ground floor, which could be used as a study or a further reception room if required. Upstairs you will find an additional four well-presented bedrooms, all of which have built-in storage. These include the luxury principal bedroom with its dressing room and en suite shower room. One further bedroom has an en suite wc, while the first floor also has a family bathroom with a separate shower unit.

Outside

The house is located on a cul-de-sac and backs onto open fields and woodland, with rolling Highland countryside and the Moray Firth just moments away. At the front of the property, the driveway provides plenty of parking space for several vehicles, as well as access to the integrated double garage. There are lawns at the front, while to the rear, the beautiful gardens also include well-maintained, expansive areas of lawn. The summer house has its own areas of decking, while there is also a shed for garden storage. At the end of plot there is a vegetable garden raised beds, as well as a greenhouse.



Location

The property lies in a small development in a secluded setting, 3 miles from the village of Ardersier and the banks of the Moray Firth.

Ardersier offers various everyday amenities, including a local shop, two pubs, a café, a doctor's surgery, a pharmacy and a primary school, while just over four miles away further amenities can be accessed in the town of Nairn. These include a wider choice of shops and large supermarkets, as well as further schooling.

The city of Inverness is 15 miles away, providing additional amenities and leisure and cultural facilities within easy reach. The location is ideal for exploring the beautiful Moray Firth coastline, the Cairngorms and the stunning, rugged Highlands, while road connections, including the A9, provide routes south towards Perth, Edinburgh and Glasgow. Nairn has a station for rail services, while Inverness airport is just 7 miles away.

Distances

- Ardersier 2.9 miles
- Nairn 4.6 miles
- Inverness Airport 7.2 miles
- Inverness 14.8 miles

Nearby Stations

- Nairn
- Inverness

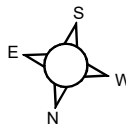
Key Locations

- Fort George
- Cawdor Castle
- Culoden Battlefield

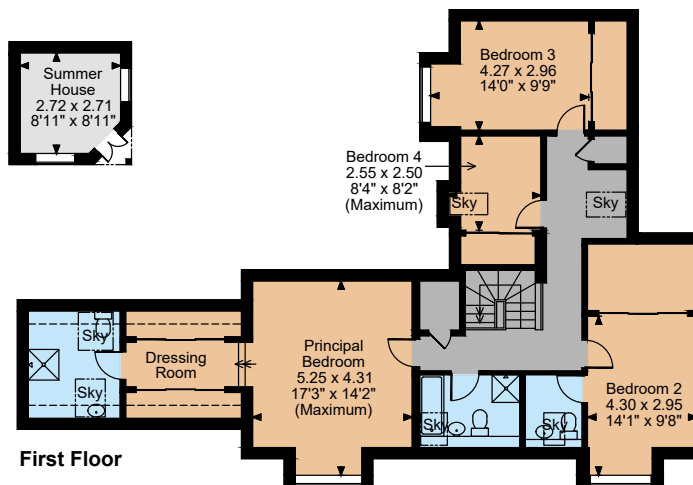
Nearby Schools

- Ardersier Primary School
- Culloden Academy





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

Main House internal area 2,593 sq ft (241 sq m)
Double Garage internal area 347 sq ft (32 sq m)
Shed & Summer House internal area 238 sq ft (22 sq m)
Total internal area 3,178 sq ft (295 sq m)
For identification purposes only.

Directions

IV2 7QA

what3words: ///diverting.beak.sample

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk

Services: Mains electricity and water. Private drainage via septic tank (SEPA registered). Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: C

Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.

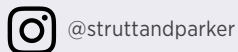
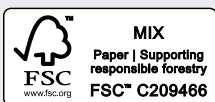
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Inverness

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