



65 MacPherson Way, Ardersier, Inverness

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# 65 Macpherson Way Ardersier, Inverness IV2 7BQ

A stylish detached contemporary family home within a residential development in a popular coastal village

Inverness Airport 3 miles, Inverness 10 miles (mileages are approximate).

Entrance hall | Sitting room | Kitchen/Dining room | Sun room | Utility | WC | Principal bedroom with walk-in wardrobe and en suite shower room | 3 Further bedrooms | Family bathroom | Garden | Garage

EPC Rating: C

## The property

65 Macpherson Way forms part of a development of well-appointed modern family homes built circa. 2022. This attractive property offers a range of versatile accommodation ideal for family living arranged over two floors. It also has the benefit of an integrated garage and an enclosed south-facing garden.

The entrance hallway with its stairway to the first-floor level has convenient access to the adaptable attached garage. It also flows into the bright front-facing sitting room, with its useful fitted cupboard. From here, the accommodation opens into the sociable open-plan kitchen/dining room, which features a range of shaker-style cabinetry, with various integrated appliances and a separate utility room and WC alongside. There is ample space to dine, with a wide archway opening into the additional dual-aspect sun room, which enjoys sunny views and French doors to the south-facing terrace and garden.

The central first-floor landing branches off to the well-proportioned bedrooms with a range of bespoke built-in wardrobes. The principal bedroom benefits from double doors onto a Juliet balcony, along with a walk-in wardrobe and an en suite shower room. There are three further bedrooms (two of which are currently being used as a study/office) and a family bathroom which completes the floor.

## Outside

The property enjoys a neat frontage, with a small lawned garden with various young trees, fencing and a brick-laid driveway offering parking for several vehicles, along with access to the attached garage. The rear garden is enclosed via fencing offering ample privacy and an enviable southerly aspect, with the paved patio beside the home ideal for al fresco dining and entertaining. This is followed by a section of level lawn, with various gravelled pathways.

## Situation

The property is located in the former fishing village of Ardersier which lies on the south shore of the Moray Firth, with the surrounding areas boasting excellent opportunities for outdoor pursuits. Local services in village include a primary school, medical practice, pharmacy, village hall, community centre and cafe, a library, post office, various shops and a hotel.

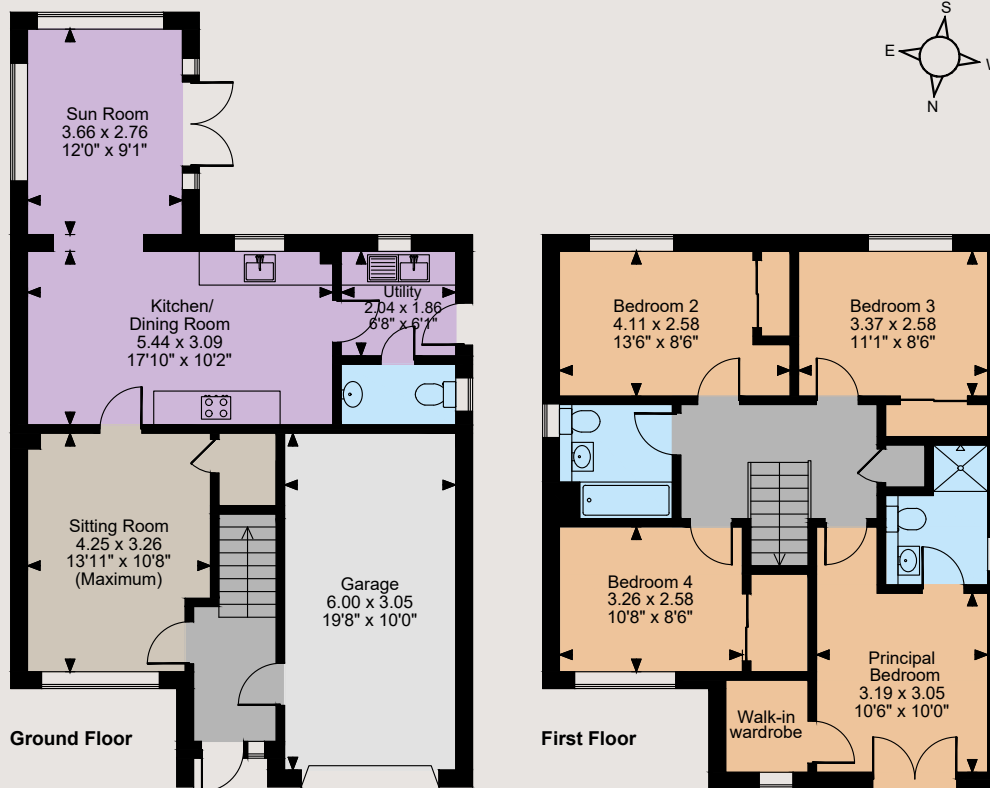
Approximately 10 miles to the east, the Highland capital of Inverness provides a vast array of commercial, educational, retail and service facilities, together with a mainline railway station and an International airport offering regular domestic and European flights. There is also a railway station at Inverness Airport.







Floorplans  
Main House internal area 1,296 sq ft (120 sq m)  
Garage internal area 197 sq ft (18 sq m)  
Total internal area 1,493 sq ft (139 sq m)  
For identification purposes only.



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

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From Inverness, take the A96 east towards Nairn. After approximately 5 miles, turn left on to the B9039 signposted to Castle Stuart. Continue on for another 5 miles. Just past Connage Dairy, as you enter Arderseir, take the first right into Nairn Road, then first right again into Connage Crescent which leads into MacPherson Way.

## General

**Local Authority:** Highland Council, Glenurquhart Road, Inverness, IV3 5NX, [www.highland.gov.uk](http://www.highland.gov.uk)

**Services:** Mains electricity, water and drainage. Air source heat pump. High speed full fibre broadband.

**Council Tax:** Band E

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

**Tenure:** Freehold

**Guide Price:** Offers over £290,000

## Inverness

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