



**113 HIGH STREET**  
**INVERNESS, IV2 7RR**

**£205,000**  
**FREEHOLD**

Nestled in the charming coastal village of Ardersier, this delightful house on High Street offers a perfect blend of comfort and convenience. Just a short stroll from the beach, this property is ideal for those who appreciate the beauty of seaside living.

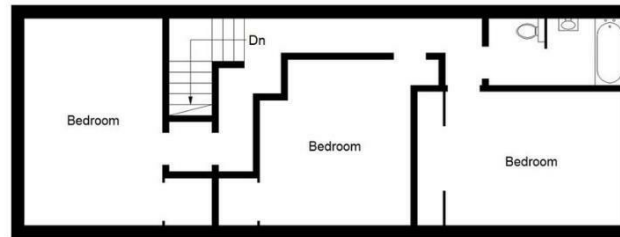
The house boasts four generously sized double bedrooms, providing ample space for family and guests. The well-appointed reception room is a welcoming area, perfect for relaxation or entertaining. A multi-flue stove adds a touch of warmth and character, ensuring a cosy atmosphere. Call today to book your viewing



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Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1196455 / Ref:90482)



| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             | 67        |
| (39-54) <b>E</b>                            | 49                                                                                                          |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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