





ARDERSIER

INVERNESS, HIGHLAND, IV2 7QX

Littleton Cottage is located close to Inverness Airport within easy commuting distance of both Nairn and Inverness. There are amenities nearby in the village of Ardersier, located on the southern shore of the Inner Moray Firth close to the brooding ramparts of Fort George.

Built after the 1745 Jacobite Rebellion and although a magnet for tourists “The Fort” remains an active base for the British Army. Ardersier itself has two hotels and convenience stores, Post Office, chemist, library and doctors’ surgery. Education is provided at Ardersier Primary School with secondary pupils attending nearby Culloden Academy.

The coastal town of Nairn is less than 6 miles away and along with a busy High Street offers a marina and miles of sandy beaches. The championship golf courses of Castle Stewart and Nairn are both a short drive away.

Inverness Retail Park is located on the A96 towards Inverness and provides extensive shopping choices offered by a range of national outlets complemented by a multiplex cinema. Raigmore Hospital, Police HQ and the University of the Highlands and Islands (UHI) campus are also within easy reach.

The Highland capital of Inverness is a 13 miles drive from the property and provides all the amenities that you would expect from a fast-growing city including a superb selection of restaurants and leisure facilities. There are excellent bus and rail links to major cities within the UK with a rapidly increasing domestic and international flights available daily from the airport.

The Scottish Highlands provide fabulous opportunities for outdoor activities with easy access to the celebrated Cairngorms National Park with excellent opportunities for both winter and summer sporting activities. The ruggedness of the North-West Highlands often referred to as the last great wilderness in Europe, is also reachable with the area boasting some of the most beautiful beaches and mountains in Scotland.

LITTLETON COTTAGE

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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this well-presented four-bedroom detached house sitting in a very private location close to the village of Ardersier, Fort George and Inverness Airport. It is unusual to find a property that enjoys this level of privacy whilst still within easy reach, by car, to local services.

The house was originally constructed around 1880 but has been extensively extended and renovated in recent years to provide a comfortable and contemporary living space. Built over two levels the accommodation consists of:

LOWER FLOOR

- entrance vestibule
- large breakfasting kitchen/family room with breakfast bar (including integrated microwave, fridge freezer, dishwasher, washing machine, oven and induction hob) with biomass pellet stove
- spacious lounge with multi-fuel stove
- dining-room/snug lounge with multi-fuel stove
- two ground floor bedrooms
- family bathroom with bath and separate shower cabinet
- rear vestibule/boot room with WC

UPPER FLOOR

- two roomy upstairs bedrooms

The property benefits from a modern

biomass central heating system (2 years of RHI payments remaining) and double-glazing.

The property is located on substantial garden grounds of approximately 0.6 acres and is accessed by a long tree-lined drive leading to the double garage and main tarred parking area with room for several vehicles. The house is surrounded by a large area of lawn with a fenced hen run to the rear. The air of privacy is further enhanced by the prevalence of trees and mature shrubs screening the property.

Lying within easy access to the A96 the house sits well back from a quiet access road in a very scenic location and will appeal to many potential buyers looking for a lovely family home. The property would also lend itself to becoming a holiday letting property is ideally located to take advantage of the increase in visitors to the area caused by the advent of the North Coast 500 driving route and "Outlander" TV programmes.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

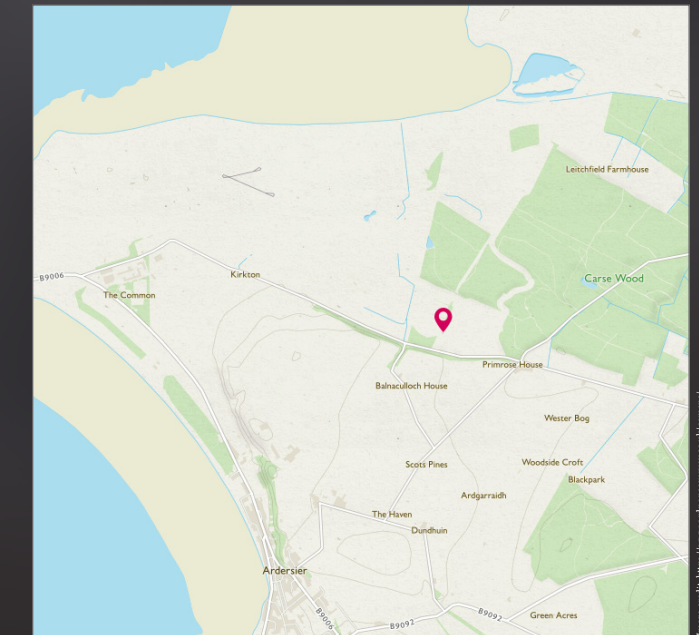


Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.97m (13')
Kitchen/Diner	7.30m (23'11") x 4.00m (13'1")
Porch	3.00m (9'10") x 2.10m (6'11")
Sitting Room	4.10m (13'5") x 3.10m (10'2")
Bedroom 1	3.90m (12'10") x 3.60m (11'10")
Bedroom 2	3.60m (11'10") x 2.30m (7'7")
Bedroom 3	4.30m (14'1") x 3.10m (10'2")
Bedroom 4	4.10m (13'5") x 3.10m (10'2")
Bathroom	2.90m (9'6") x 2.30m (7'7")

Gross internal floor area (m²): 155m² | EPC Rating: E

Extras (Included in the sale): Integrated microwave, fridge freezer, dishwasher, washing machine, oven and induction hob.





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