



Innes & Mackay

**27 Ardroy Road, Croy,  
Inverness, IV2 5PL**

- **THREE BEDROOM MID-TERRACED HOME**
- **LOCATED IN THE ESTABLISHED VILLAGE OF CROY**
- **CLOSE TO LOCAL AMENITIES AND PRIMARY SCHOOL**
- **NEWLY INSTALLED WOOD BURNING STOVE**
- **DETACHED TIMBER GARAGE**
- **ON-STREET PARKING**

**OFFERS OVER  
£150,000**



## PROPERTY DESCRIPTION

Viewing comes recommended for this three bedroom mid-terraced property, located in the village of Croy, on the outskirts of Inverness. Decorated in neutral tones throughout, this property would be ideal for the first time buyer or growing family alike. The property benefits from a newly installed wood burning stove and modern bathroom, along with detached single garage.

## LOCATION

Located close to the Moray Firth, the Highland village of Croy has a church, village hall, dental practice, café and primary school. The nearby town of Tornagrain provides a coffee shop, convenience store and pharmacy all adding to the appeal of the location. The picturesque seaside town of Nairn offers more comprehensive amenities including high street and boutique shopping, cafés, bars, restaurants and supermarket along with a Championship links golf course. Inverness, which is approximately 9 miles West of Croy, also offers extensive leisure and entertainment facilities with the wider area offering hill walking, climbing, cycling routes, water sports, fishing and skiing. Buses connect Croy to Nairn and Inverness, the A96 and A9 give access to the Northern Highlands, Inverness Airport (3 miles) and Nairn (7.5 miles) stations offer regular onward links to major regional centres, and the airport offers domestic and European flights.

## GARDEN

Wooden gate opens into the front garden which is laid

with gravel chips for ease of maintenance, with paved pathway to the front door. The rear garden is predominantly laid with paving slabs, with timber garage providing excellent storage.

## ENTRANCE HALL

Front door opens to the entrance hallway, laid with laminate flooring. Access is provided to the kitchen, lounge/diner, WC, storage cupboard with shelving and via stairs to the first floor landing.

## KITCHEN

3.89 x 3.03 (12'9" x 9'11")

The kitchen, laid with floor tiles, is fitted with ample floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the 1 ½ bowl composite sink with drainer below the window to the rear, hob with extractor fan above, integral oven, washing machine, tumble dryer and under counter fridge. Door leads through to the lounge/diner.

## LOUNGE/DINER

7.20 x 4.20 (23'7" x 13'9")

The lounge with space at the rear for dining, is a bright and airy room by virtue of the windows to both the front and back, providing a good degree of natural light. Laid with laminate flooring, the lounge area benefits from a newly fitted wood burning stove with slate mantle, providing a pleasing focal point.



## WC

1.61 x 0.69 (5'3" x 2'3")

This room is laid with vinyl flooring and is fitted with a WC and wash hand basin. Window to the front.

## FIRST FLOOR LANDING

Carpeted stairs lead to the first floor landing, where access is provided to the three bedrooms, bathroom and storage cupboard with shelving. Ceiling hatch provides access to the loft space.

## BEDROOM 1

4.48 x 2.80 (14'8" x 9'2")

Bedroom one is a generous sized double room, with window to the front elevation. Carpet.

## BEDROOM 2

3.76 x 2.61 (12'4" x 8'6")

Bedroom two is a double room, laid with laminate flooring. Window to the rear.

## BEDROOM 3

3.41 x 2.98 (11'2" x 9'9")

The third bedroom is also a double room, laid with carpet. There is a single integral cupboard providing good storage.

## HEATING

Electric heating.

## GLAZING

Double glazed.

## PARKING/GARAGE

On-street parking. There is a detached single timber garage to the rear that is spacious enough to comfortably accommodate a large family car with direct access from the road. It is well lit throughout and benefits from mains electricity, multiple power sockets, and its own dedicated consumer unit. The space is further enhanced by a durable, solid concrete floor.

## COUNCIL TAX BAND - A

## EPC BAND - E

## SERVICES

Mains water, drainage, electricity, telephone and TV points.

## EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, integrated appliances, washing machine, tumble dryer, freestanding fridge and freezer.

## VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463) 251 200.





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourtubs.co © (ID1295682)

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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