



The Manse, Ardersier, Inverness, IV2 7SX

Five bedroom detached former manse surrounded by tranquil coastal views

- **Bright livingroom with feature fireplace**
- **Dining room with passthrough to kitchen**
- **Large kitchen with ample storage and separate utility room**
- **Fifth bedroom located on ground floor currently being used as an office**
- **Four large bedrooms located on first floor**
- **Family bathroom**
- **Single garage**
- **Landscaped gardens surrounding the manse**

Location

The village of Ardersier lies 11 miles east of Inverness.

Local amenities include: Convenience store, cafe, hotel, pharmacy, doctors' surgery and a Primary school. Secondary pupils attend close by Culloden Academy.

A wider range of shopping, educational and transport facilities can be found within Inverness which lies within commuting distance.

The property lies within close proximity to Inverness Airport and opens up easy access to UK and European travel.

Viewing Arrangements

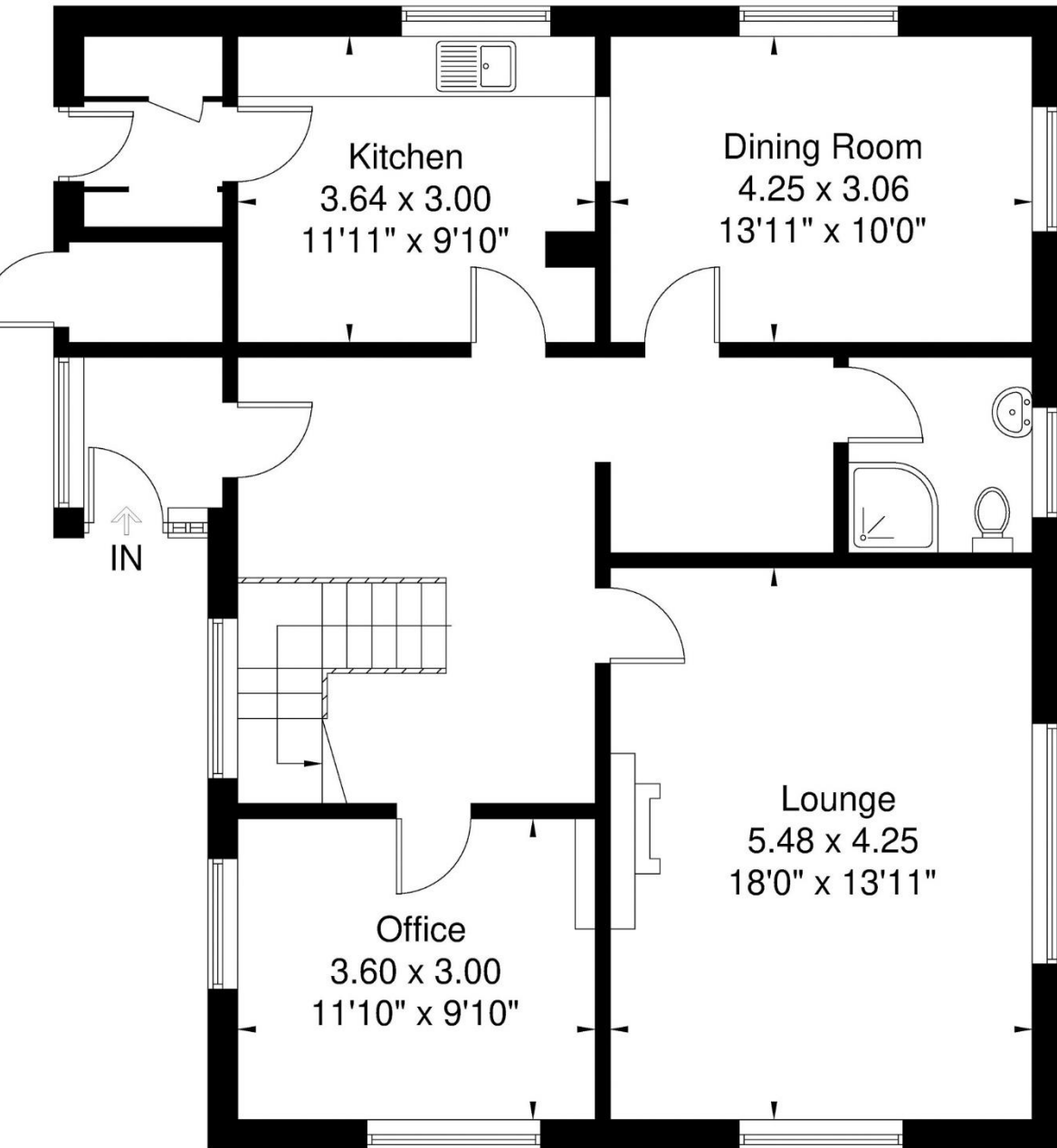
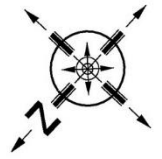
By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk



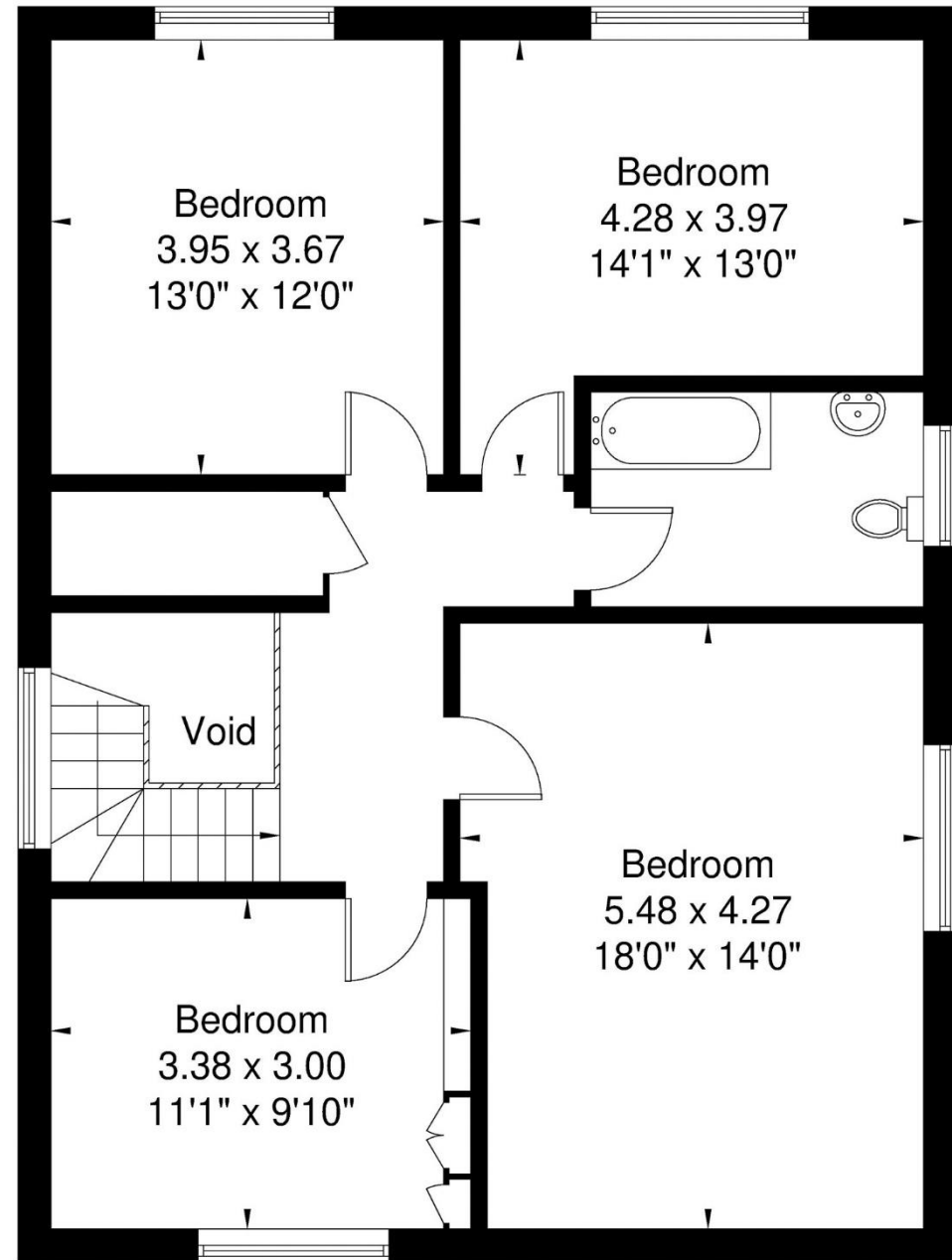


The New Manse

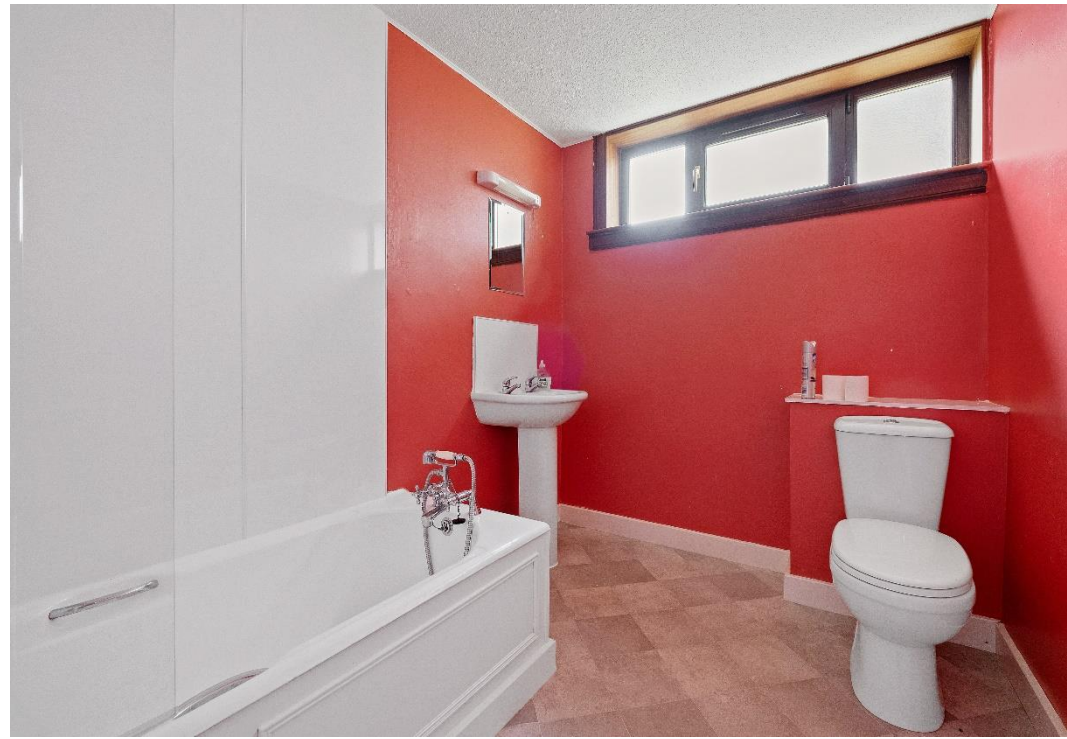
Approximate Gross Internal Area = 180.1 sq m / 1938 sq ft



Ground Floor



First Floor



Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

