

1 ASSYNT GARDENS, NAIRN IV12 4SJ

Offers Over £245,000



Charming bungalow nestled in a quiet cul-de-sac, just a short stroll from the town centre. Featuring spacious accommodation, a garage, private garden, and easy access to walks, this home offers peaceful living with everything you need close by.

R&R Urquhart LLP



This attractive three-bedroom detached bungalow is situated in a peaceful cul-de-sac.

In the sought-after Achareidh residential development of Nairn.

Set on a generous plot, the property benefits from a spacious wrap-around garden with neat box hedging to the front and sides, well-maintained lawn, a wide variety of shrubs, established planting, and several fruit trees.

Entry is through double UPVC doors into a small vestibule leading to a 'T'-shaped hallway, which offers a full-height storage cupboard containing the electric circuit unit and electric meter. Access to the loft is via a ceiling hatch also in the hall.

To the front of the property, the well-proportioned lounge has a large window overlooking the garden, offering a bright and welcoming living space. There are two double bedrooms and one single bedroom, all of which benefit from built-in double wardrobes providing excellent storage.

The bathroom is presented in clean, fresh décor, comprising a WC, wash hand basin, and a bath with mains-fed shower over. A high-level side window provides natural light, and wet wall panelling is fitted around the bath area.

The spacious dining kitchen includes a good selection of dark wood-effect storage units with cream laminate worktops, tiled splashbacks, and appliances include an electric cooker, extractor fan, washing machine, fridge freezer and 1 ½ bowl stainless steel sink. A side-facing window allows natural light, and there is ample space for a dining table and chairs.

A large sunroom extension off the kitchen provides a fantastic additional living area with triple-aspect windows, patio doors leading to the garden, and a single side door for further garden access. A built-in cupboard houses the hot water tank.

The property features a combination of UPVC and timber double glazing, as well as oil-fired central heating. An external boiler store houses the oil-fired boiler and an outdoor tap. The detached garage includes a front up-and-over door, a side access door, power, and lighting.

This property offers flexible accommodation in a quiet and well-regarded location, ideal for families or those seeking single-level living with outdoor space.





Approx. Dimensions

Lounge	4.30m x 3.55m
Dining kitchen	4.50m x 2.15m (kitchen) and 3.20m (dining)
Sun room	4.40m x 4.43m (widest) and 2.46m (narrowest)
Bedroom 1	3.73m x 2.90m
Bedroom 2	3.98m x 2.55m
Bedroom 3	2.44m x 2.31m
Bathroom	2.02m x 1.66m

Extras Included

Curtains, blinds, fitted floor coverings, cooker, washing machine, fridge freezer

Heating	Oil fired central heating
Double Glazing	Timber and uPVC double glazing
Council Tax	Band D
EPC Rating	Band E
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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