

1 OLD BAR ROAD, NAIRN IV12 5BX

Offers Over £330,000



We are delighted to bring to the market this well-presented three bedroom detached bungalow with garage situated in a popular development to the East side of Nairn.

R&R Urquhart LLP



1 Old Bar Road was built in 2007 by Kylauren Homes to the Kestrel design. Sadly, only two of this design were built, which is a shame given the spacious and generous proportions which should appeal to a variety of buyers.

The hub of the home will undoubtedly be the open-plan kitchen, dining and sunroom to the rear of the house, allowing ample space for family get-togethers and entertaining.

The property has been very well-maintained by the present owner and is in walk-in condition.

Vestibule & Hall

An attractive entrance hall accessed via solid timber front door into the vestibule, with a further door accessing the hall which benefits from two storage cupboards, one housing the Mega Flo hot water cylinder and the other large double cupboard provides excellent storage and houses

the electric consumer unit and electric meter. A hatch in the ceiling accesses the loft.

Lounge – 4.98m x 4.47m

A pleasant room to the rear of the property with a focal point being created by means of a gas fire with surround. As the gas has been disconnected to the property, the fire is presently inoperative. A bay window with French doors leading to the rear garden. (keys unavailable)

Kitchen – 3.47m x 2.90m

Dining Room – 4.10m x 3.98m

Sun Lounge – 3.74m x 2.71m

A much sought-after, open-plan kitchen, dining room and sun lounge very much conducive to modern day family living. The kitchen is fitted with quality wood effect wall and base units with a laminate worktop and tiled splashback. A breakfast bar creates a division between the kitchen and the dining room and offers a space for informal dining. Appliances comprise a 1½ bowl sink, 4 ring ceramic hob, extractor hood and double oven set in a tower unit. There is ample space in the dining room for a good size table and chairs and then a nice flow to the sun lounge which is hexagonal in shape allowing lots of natural daylight to flood in.

Utility Room – 2.72m x 1.71m

Located off the kitchen and with a door accessing the side of the property and garden. Fitted with units to complement the kitchen and benefitting from a further stainless steel sink. The washing machine and fridge freezer are included in the sale and the Worcester central heating boiler is wall mounted. (disconnected).

Master Bedroom 3.76m x 3.40m

A spacious room to the side of the property benefitting from two sets of double mirrored wardrobes and a door leading to the en suite shower room. Presently used as a sitting room.

En – Suite Shower Room – 3.47m x 1.47m

Comprising a white WC, wash hand basin and a shower cubicle with swivel door housing a mains fed Trevi shower and tiled within.

Bedroom 2 – 3.84m x 2.92m

A generous double room to the front of the property benefitting from double mirrored wardrobes.



Extras Included

Fitted floor coverings, blinds, curtains, fridge freezer, washing machine, double oven, ceramic hob.

Heating	Gas central heating has been the main source of heating to the property. The Seller has chosen to have the gas disconnected. This will require to be re-connected by the Purchaser.
Double Glazing	Timber double glazing
Council Tax	Band E
EPC Rating	Band G
Gas	Mains (disconnected)
Electricity	Mains
Water	Mains
Drainage	Mains



Bedroom 3 – 3.85m x 3.41m

A further double room to the front of the property presently used as a sitting room.

Family Bathroom – 2.72m x 1.90m

Attractive bathroom comprising a white WC with concealed cistern, a wash hand basin with lots of built-in storage, and a bath. A window faces to the rear aspect.

Outside

The garden to the front is mainly gravelled, providing ample parking and leads to the garage which has an electric door, and is spotless inside. There is then a grassed area and paved path leading to the rear of the property. The rear garden is fully enclosed by timber fencing, mainly laid to lawn with borders planted with trees and shrubs. A patio area sits off the lounge.





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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