

10 OAKDEAN PLACE, NAIRN IV12 4TU

Offers Over £135,000



Delightful 2 bedroom first floor flat presented to the market in excellent condition. The flat benefits from a front and back garden, private parking, a garage and a Summer house

R&R Urquhart LLP

10 Oakdean Place is a fantastic step onto the property ladder for perhaps a first-time buyer along with appealing to investment buyers and downsizers alike. It provides lots of space with bright and airy rooms and great storage. The kitchen is modern and well-appointed with a range of appliances included and two bedrooms offer spacious doubles, one to the front and one to the rear aspect. The garden is designed with low-maintenance in mind and backs onto woodland, adding to the privacy aspect. A large summer house can be enjoyed for relaxing or also an ideal space for hobbies. There is a good size garage with electric door and a further store area to the rear of it.

A uPVC front door leads into the vestibule. A carpeted staircase leads to the first floor allowing access to the bedrooms, lounge and shower room. A storage cupboard houses the Worcester central heating boiler and a hatch in the ceiling accesses the loft.

Lounge – 4.82m x 3.54m

Bright and spacious room to the front of the property laid with carpet. A glazed door and side screen lead to the hall and a further door leads to the kitchen.

Kitchen – 3.07m x 2.49m

Attractive contemporary kitchen fitted with cream gloss units and a complementing laminate worktop. Included in the sale is a freestanding fridge/freezer and washing machine, along with a gas hob, oven, extractor hood and microwave. A small breakfast bar provides an informal eating area and overlooks the garden.



Bedroom 1 – 3.68m x 2.73m

A bright double room, presently a twin, to the front of the property benefitting from triple built-in wardrobes and laid with carpet.

Bedroom 2 – 2.97m x 2.73m

To the rear of the property with a window overlooking the garden and again offering triple built-in wardrobes and laid with carpet.

Shower Room – 1.94m x 1.69m

Lined in wet-wall panels and comprising a white electronic smart WC, wash hand basin and an easy access adapted shower enclosure housing a Mira electric shower.

Outside

To the front a neat and tidy lawned area is bordered with shrubs and plants. A tarmac driveway provides generous off-street parking and leads to the garage which has an electric door and also has a store to the rear. A gate leads to a low-maintenance, paved and fully enclosed garden which has a substantial Summer house at the far end.

**Extras Included**

Floor coverings, blinds, curtains, fridge-freezer, washing machine, oven, hob, microwave

Heating	Gas fired central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band B
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EPC Rating	Band C
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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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.