

# R&R Urquhart LLP



## **10 Rowan Place, Nairn, IV12 4TL**

Extended four bedroom property with garage, offering a great family home with back and front garden, ample parking and in a peaceful cul-de-sac.

The property is located in the Achareidh residential development to the West side of Nairn and has benefitted from the addition of an attic conversion creating two double bedrooms and a cloakroom, and also a sunroom to the rear of the property.

- Hall • Lounge • Kitchen • Sun Room • Dining Room • Bathroom
- 4 Bedrooms • Cloakroom • Garage

**Offers Over £198,000**

HSPC Ref - 57197



# 10 Rowan Place, Nairn, IV12 4TL

<b>PRICE</b>	Offers Over £198,000
<b>ACCOMMODATION</b>	Hall, Lounge, Kitchen, Sun Room, Dining Room, Bathroom, 4 Bedrooms, Cloakroom, Garage
<b>EXTRAS INCLUDED</b>	Carpets, blinds and curtains.
<b>HEATING</b>	Gas central heating
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	Band E
<b>EPC RATING</b>	Band D
<b>SERVICES</b>	Electricity – Mains Gas – Mains Water – Mains Drains – Mains Telephone – Wired

Lounge	4.64m x 4.50m
Bedroom 1	3.78m x 3.12m
Kitchen	4.09m x 3.20m
Bedroom 2	3.50m x 2.68m
Sun room	2.94m x 2.83m
Bedroom 3	3.49m x 3.17m
Bathroom	2.51m x 2.12m
Bedroom 4	3.19m x 2.64m (3.62m at widest)
Dining Room	3.12m x 2.48m

From Rowan Place the front garden is mainly laid to lawn with planted shrub borders. A paved driveway providing parking for several vehicles also leads to the garage and gate to the garden.

The rear garden is again mainly laid to lawn and is well screened by hedging. Wide steps with handrails on either side gives access to the rear of the house via the sun room.

Internally, the property enters from the front via a uPVC front door with side-screen into the 'T' shaped hall which leads to all rooms downstairs except the sun room. The lounge to the left as you come in the front door is spacious and bright with lots on natural daylight being gained from two floor to ceiling windows facing to the South and East. A focal point is created by a Fyestone fireplace with a Valor gas fire.

The kitchen is fitted with pine wall and base units a laminate worktop and tiled splashback. Ample space is provided for white goods. The floor-standing central heating boiler is located in the kitchen. Off the kitchen is a sun room, glazed to three sides in uPVC and with a door leading to the back garden. Also adjacent to the kitchen is a dining room with a window to the rear of the house. Completing the downstairs accommodation are two double bedrooms, both generous in size and both providing built-in storage, and finally a bathroom comprising a WC, wash hand basin, bath and shower cubicle housing a mains fed shower. An open-tread staircase leads to the first floor landing and in turn into two further spacious bedrooms, both bright and with built-in storage. Situated between the two bedrooms lies a cloakroom comprising a WC and wash hand basin.



SUN ROOM



KITCHEN



DINING ROOM



BEDROOM 1



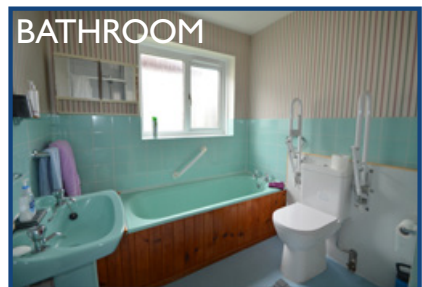
BEDROOM 2



BEDROOM 3



BATHROOM



BEDROOM 4



GARDEN



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**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers over £198,000

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.

**R & R Urquhart LLP**  
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