

11 MONTGOMERIE DRIVE, NAIRN IV12 5RW

Offers Over £275,000



Delightful three bedroom detached bungalow with sun room is brought to the market in excellent condition and offering a great family home in a sought after location

R&R Urquhart LLP

A tarmac driveway offers off-street parking for 2 – 3 vehicles and paved paths lead to the main door of the property to the side. The front garden has two small lawned areas with established trees and shrubs and a wooden gate to the side gives access to the fully enclosed back garden. The back garden is attractively designed to enjoy the South facing aspect, with two patio areas, a lawn and decorative gravelled areas with established trees. Fully enclosed by a timber fence to each side. A robust shed is included.

The property is entered from the side of the house into a welcoming vestibule and then in turn into the hall which benefits from two full height storage cupboards, one which houses the electric circuit unit and the other the hot water cylinder. A hatch in the hallway ceiling gives access to the loft.

The lounge, to the front of the property is spacious and decorated in neutral tones with a large picture window to the front allowing plenty natural daylight to flood in.

The attractive kitchen sits to the rear of the property and is fitted with wood effect units and a complementing laminate worktop. Cooking facilities include a single electric oven and a four ring ceramic hob with an extractor hood over. Appliances included are, a fridge, freezer, washer/dryer and dishwasher. A 1½ bowl stainless steel sink sits below a window to the side aspect and a Baxi central heating boiler which has been regularly serviced under a contract is concealed within a cupboard in the kitchen.

The kitchen benefits from a South facing, triple aspect sun room off with French doors leading to the rear garden. A great addition to the property for more for more formal dining or as a sitting room.



The master bedroom is a pleasant room to the rear of the property with double mirrored wardrobes and an en suite shower room which comprises a white WC, wash hand basin and a shower cubicle housing a mains fed shower.

Two further spacious double bedrooms also offer double built-in mirrored wardrobes.

The family bathroom has been revamped in 2020 to accommodate an easy access shower enclosure. A bath was previously in-situ. The room now comprises a white WC, wash hand basin and the shower enclosure housing a mains fed shower.

About Nairn

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.



Approx. Dimensions

Vestibule	1.66m x 1.20m
Lounge	4.76m x 3.99m
Kitchen	3.72m x 3.44m
Sun room	3.14m x 3.00m
Bedroom 1	3.73m x 2.74m
En suite	1.18m x 2.74m (into shower cubicle)
Bedroom 2	3.00m x 2.87m
Bedroom 3	3.06m x 2.50m
Bathroom	2.71m x 1.68m

Extras Included

Carpets, blinds, curtains, integrated fridge, freezer, washer/dryer, dishwasher, oven, hob and shed.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	E
EPC Rating	C
Gas	Mains
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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