

11 ROWAN PLACE, NAIRN IV12 4TL

Offers over £195,000



Three bedroom detached bungalow with garage situated in a peaceful cul-de-sac in the popular Achareidh development of Nairn

*R&R Urquhart* LLP

The property sits in a peaceful cul-de-sac surrounded by residential properties of similar style and age.

From Rowan Place a paved path leads to the front door and a driveway provides off-street parking and leads to the single garage. The rear garden, mainly laid to lawn offers good privacy and is softened by the growth of established trees. A shed is also included.

### Hall

'L' shaped hallway with two cupboards, one houses the hot water tank and immersion switch. The other provides generous storage. A hatch in the ceiling accesses the loft which is well insulated.

### Lounge 4.61m x 4.50m

A spacious, well-proportioned room to the front of the property benefitting from two full-height windows. The floor is laid with carpet.

### Kitchen 4.08m x 3.14m

A bright room to the rear of the property attracting lots of natural daylight via two large windows and a glazed door accessing the back garden. Space is available for a small informal dining table and chairs and appliances include a cooker, washing machine, dishwasher, fridge freezer and a further freezer. A stainless steel sink with double drainer sits below a window overlooking the back garden and a Worcester central heating boiler is sited on the wall.

### Bathroom 2.54m x 2.15m

A spacious bathroom comprising an Ivory coloured WC, wash hand basin, bath and an easy access shower enclosure housing an electric shower. A window faces to the side aspect.



**Bedroom 1** **3.49m x 3.37m**

An ample double room to the front of the property providing storage via a built-in double wardrobe. Laid with carpet.

**Bedroom 2** **4.01m x 2.70m**

Another double room, this time to the rear of the property and again with built-in wardrobes and laid with carpet.

**Bedroom 3** **2.94m x 2.45m**

A smaller double room to the rear of the property, previously utilised as a dining room. Laid with carpet.

**The Area**

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.



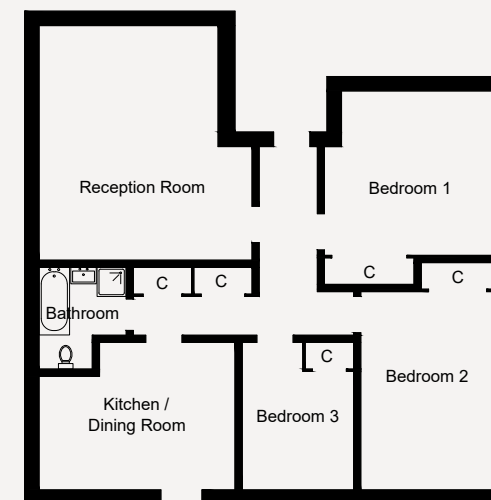
**Approx. Dimensions**

Lounge	4.61m x 4.50m
Kitchen	4.08m x 3.14m
Bathroom	2.54m x 2.15m
Bedroom 1	3.49m x 3.37m
Bedroom 2	4.01m x 2.70m
Bedroom 3	2.94m x 2.45m

**Extras Included**

Fitted floor coverings, blinds, curtains, fridge freezer, washing machine, cooker and freezer.

Heating	Gas fired central heating – Worcester boiler regularly serviced
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band D
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.