

11 WYVIS DRIVE, NAIRN

Offers Over £210,000



Spacious 3-bedroom home with light-filled interiors and a spacious enclosed garden.

R&R Urquhart LLP



Located in the very popular area of Achareidh in Nairn, this spacious and stylish three-bedroom home, offering bright open spaces, and a wonderful private garden is perfectly designed for everyday comfort and entertaining alike.

Within walking distance of parks, schools, shopping, leisure and health facilities, this lovely home would suit a wide variety of families.

The accommodation comprises open plan hall/kitchen, family bathroom and 3 double bedrooms, with a driveway and front and rear gardens.

Welcoming Entrance

Entering via attractive tiled steps leading to a smart UPVC front door with frosted glass panels and matching side panels—creating a warm, light-filled welcome while maintaining your privacy.

Open Plan Hall & Contemporary Kitchen (5.4m x 3.1m)

The bright, open hallway flows seamlessly into a thoughtfully designed kitchen, with space to hang coats and kick off muddy boots—ideal for busy family life.

The kitchen itself is a standout feature, with a large front-facing window, a wide range of upper and lower cabinets, and a sleek contrast between dark countertops and light cabinetry. Integrated appliances include a double oven and microwave at eye level, electric hob with extractor, and a built-in dishwasher. There's also space and plumbing for a washing machine, with a breakfast bar providing a convenient spot for dining. A stylish tiled splashback and stainless steel 1.5 bowl sink complete the modern look. The gas boiler is neatly tucked away in a cupboard.

Spacious Living Room (5.5m x 3.8m)

Flooded with natural light thanks to sliding patio doors, opening to the enclosed rear garden, and an additional side window, this inviting living space is both bright and cosy. The feature wood-burning stove with a slate hearth and timber mantelpiece adds warmth and charm—perfect for cosy nights in.





Upstairs Hallway & Storage

The carpeted staircase with wooden handrail leads to a spacious upper hallway with a double window and ample built-in storage, including an airing cupboard and a wardrobe with shelving and hanging rail. There's also loft access for even more storage options.

Modern Family Bathroom (1.7m x 1.7m)

Fresh and functional, the bathroom features vinyl flooring, part-tiled walls, a bath with electric shower and glass screen, WC, pedestal basin, and mirrored cabinet. A frosted window brings in natural light with a contemporary heated towel rail providing warmth.

Bedroom 1 (3.0m x 2.6m)

A bright front-facing double with soft carpet, curtain poles, and a handy open wardrobe area with shelving and hanging rails—perfect for keeping everything neat and tidy.

Bedroom 2 (3.0m x 2.2m)

Enjoy peaceful garden views from this rear-facing double bedroom, also with an open wardrobe—ideal as a guest room, nursery, or home office.

Main Bedroom (3.1m x 3.9m)

Generously sized and full of light, the main bedroom overlooks the rear garden and comfortably fits a king-size

bed. It features built-in wardrobes with sliding doors, plus blinds for a sleek finish.

Private Garden

Step outside to a rear fully enclosed garden with fencing for privacy. A mix of lawn and patio provides space for children to play, pets to roam, or summer BBQs with friends. Mature trees, shrubs, and flowerbeds offer variety and colour throughout the seasons. There's also a garden shed to the side, gravel paths, and gated access to the front.



Extras Included

Heating	Gas Central Heating
Double Glazing	uPVC Double Glazing
Council Tax	Band C
EPC Rating	Band 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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