

12 BEECH AVENUE, NAIRN IV12 4SH

Offers over £195,000



Three-bedroom semi-detached home offering good accommodation in a popular and convenient location, with plenty of scope to modernise and make it your own.

R&R Urquhart LLP



This appealing three-bedroom semi-detached home offers space, flexibility and potential, all set within a popular and convenient location that continues to attract buyers looking for a home.

The property has a charming presence, with a gravelled front garden bordered by established hedging and a paved path leading to the front door. The driveway to the rear provides off-road parking and leads to a timber garage, probably in need of a replacement now. The rear garden

is enclosed by a wall, mainly laid to lawn with an array of established shrubs.

The front door accesses the sunroom extension, a bright welcoming room with windows to three aspects, making it a great space in which to relax and watch the world go by.

Further doors in the sunroom lead to the rear garden, and also into the hall, where there is a large understairs storage cupboard, and a display alcove for additional storage. The hall then leads to the lounge at the front, a generous and comfortable room that feels bright and homely. A gas fire with back boiler provides a cosy focal point and serves the central heating system.

To the rear, the kitchen offers good space, and while dated in style, it is perfectly functional and presents an opportunity for modernisation to suit personal taste. A stainless-steel sink beneath the window overlooks the garden, and appliances including an electric oven, gas hob, extractor hood, washing machine and fridge freezer are all included.

A carpeted staircase rises from the hall to a half landing and then to the main first-floor landing, where a hatch provides access to the loft.

All three bedrooms benefit from built-in wardrobes, ensuring excellent storage solutions. Two of the rooms are positioned at the front, while the largest bedroom enjoys an attractive view over the rear garden, with plenty of space for furnishings.

The wet room has been adapted for ease of use and comprises a WC, wash hand basin and shower area with electric shower. The walls are lined with wet-wall panels, the floor with anti-slip vinyl, and a chrome ladder-style radiator adds a contemporary touch.

Altogether, this is a home that offers solid, well-proportioned accommodation at a realistic and appealing price, with scope for updating and personalisation.







Approx. Dimensions

Hall	2.15m x 1.82m
Lounge	4.91m x 3.90m
Sun room	4.58m x 3.02m
Kitchen/Dining	4.92m x 2.70m and 2.30m
Bedroom 1	4.28m x 2.73m
Bedroom 2	2.70m x 3.98m (including wardrobes)
Bedroom 3	3.85m x 2.13m
Wet room	1.82m x 1.66m

Extras Included

Fitted floor coverings, blinds, curtains, oven, hob, washing machine, fridge freezer

Heating	Gas fired central heating (Baxi back boiler)
Double Glazing	Mostly timber double glazing, uPVC double glazing in the lounge.
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.