

# R&R Urquhart LLP



## **12A Balmakeith Park, Nairn, IV12 5GP**

Well-presented 3/ 4 bedroom two storey dwelling located on the edge of Nairn in a desirable housing development bordering open countryside. The property offers generous accommodation over two floors and is very flexible in layout. At present the property serves as two dwelling areas with the addition of a kitchen in one of the bedrooms on the first floor. This can easily be converted back to a fourth bedroom if desired.

- Hall • Lounge • Family Room • Conservatory • Dining Kitchen
- 2nd Kitchen/4th Bedroom • 3 Double Bedrooms • Family Bathroom
- Shower Room • Utility Room

**Offers Over £230,000**

HSPC Ref 57118



<b>PRICE</b>	Offers over £230,000
<b>ACCOMMODATION</b>	Hall, Lounge, Family Room, Conservatory, Dining Kitchen, 2nd Kitchen/4th Bedroom, 3 Double Bedrooms, Family Bathroom, Shower Room, Utility Room
<b>EXTRAS INCLUDED</b>	Carpets, floorcoverings, blinds, one large shed.
<b>HEATING</b>	Gas central heating
<b>DOUBLE GLAZING</b>	Timber triple glazing
<b>COUNCIL TAX</b>	Band E
<b>EPC RATING</b>	Band C
<b>SERVICES</b>	Electricity - Mains Gas - Mains Water - Mains Drains - Mains Telephone - Wired

Lounge	4.88m x 3.92m
Kitchen	3.68m x 3.33m
Conservatory	3.53m x 2.55m
Family Room	3.88m x 3.15m
Bedroom 1	3.83m x 2.98m
Bedroom 2	3.32m x 2.43m
Bedroom 3	3.66m x 2.43m
Kitchen 2/Bed 4	3.20m x 2.68m
Bathroom	2.70m x 2.07m
Shower Room	1.97m x 1.44m
Utility Room	3.16m x 1.26m

The property is accessed via a shared driveway leading to three properties. A further driveway veers off to access no 12A and another of the three properties. Ample private parking is provided by way of a gravel area and a loc-bloc area. A low fence with Leylandii hedging provides screening to the lawned area making it a safe environment for children and pets. The garden is attractive and well-tended with various raised beds planted with a variety of shrubs and plants. Steps and a ramp provide access to the conservatory and upper level garden area which is cleverly designed and of low maintenance. It is bordered by a high timber fence, a low retaining wall and decked to provide a pleasant seating area. A large contemporary shed with power and light included.

### HALL

On entering the property the hallway gives access to the kitchen, bedroom 3/dining room and shower room. A carpeted staircase leads to the first floor hall.

### KITCHEN

The kitchen is modern and stylish, fitted with cream high gloss units and solid oak worktops. Included are a

white ceramic 1½ bowl sink and drainer, induction hob, extractor hood, and double oven with grill. There is space for a free standing dishwasher and ample room for a dining table.

### UTILITY ROOM

Off the kitchen lies a convenient utility room offering space for white goods and plumbing for a washing machine.

### FAMILY ROOM

The utility room leads to the family room which has the advantage of access to the garden via glazed patio doors. A great room on a sunny day as it is also South facing.

### SHOWER ROOM

Shower room comprising a cream WC, wash hand basin with storage below and an 1100mm shower cubicle housing a Grohe mains fed shower.

### BEDROOM THREE

Completing the ground floor accommodation is a bedroom to the front which could alternatively be used as a formal dining room. Shelved cupboard with half height hanging rail.

### UPPER HALL

From the staircase, access is provided to the first floor accommodation which consists of a lounge, two bedrooms, second kitchen/fourth bedroom, family bathroom and conservatory. Access to partially floored loft space.

### LOUNGE

A bright spacious South facing lounge with pleasant views over open countryside.

### BEDROOM ONE

Master bedroom with a window to the rear of the property. Built in double wardrobe with mirrored doors.

### BEDROOM TWO

Double bedroom with views to the front of the property. Built in wardrobe with mirrored doors. A further cupboard provides shelved storage and houses the wall-mounted combi boiler.

### SECOND KITCHEN/BEDROOM FOUR

Second kitchen fitted with wood effect units and a black laminate worktop. There is a white ceramic 1½ bowl sink and drainer, extractor hood and space for a free standing cooker. Two windows face to the rear aspect of the property. This room was previously a bedroom and could easily be reinstated as such.

### FAMILY BATHROOM

A contemporary family bathroom comprising a white WC, wash hand basin, bath and quadrant shower cubicle housing a Grohe mains fed shower.

### CONSERVATORY

A quality CR Smith manufactured uPVC conservatory with double glazing to three aspects to make the most of the sunshine throughout the day. A door leads to the upper level garden and gives independent access to the first floor. The conservatory is heated by means of an air source heat pump. There is still approx. 5 years of the 10 year conservatory guarantee remaining.

LOUNGE.JPG



MAIN KITCHEN



FAMILY ROOM



KITCHEN 2



BEDROOM 1



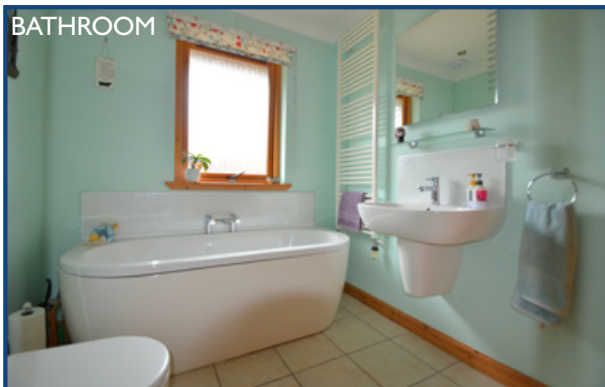
CONSERVATORY



BEDROOM 3



BATHROOM



GARDEN



12A Balmakeith Park, Nairn, IV12 5GP

# R&R Urquhart LLP

BACK GARDEN



12A Balmakeith Park, Nairn, IV12 5GP

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

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

**PRICE** Offers over £230,000

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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