

13 CLANS CRESCENT, NAIRN IV12 4TQ

Offers Over £140,000



Desirable two bedroom dwelling tucked away at the end of a peaceful cul-de-sac, offering great potential for a first-time buyer or investor.

*R&R Urquhart* LLP



13 Clans Crescent is presented to the market in a very good state of repair and offers a great starter home for a first-time buyer or investor alike.

The property comprises excellent accommodation over two floors with an abundance of storage.

On the ground floor, the kitchen, dining room and sitting room now provide the desirable open-plan living arrangement so sought-after.

The kitchen with window and door to the rear garden, is fitted with a good selection of oak effect wall and base units with a speckled laminate worktop, and matching splashback. Appliances comprise a 1½ bowl stainless steel sink, 4 ring ceramic hob, electric oven, extractor hood, integrated fridge, freezer and washing machine.

Also on the ground floor is a convenient and modern cloakroom housing a WC and wash hand basin, along with a huge walk-in storage cupboard which houses the electric circuit unit, electric meter and central heating boiler. There is ample room for hanging coats and shoe storage along with other items. A further deep, full-height cupboard also provides excellent storage with more storage available under the stairs.

A carpeted staircase leads to a half-landing then in turn to the first floor landing where there is another large cupboard for linen and houses the hot water tank. A ceiling hatch accesses the loft.

Two spacious bedrooms are of double capacity, one to the front and one to the rear. Bedroom 2 benefits from good built-in storage.

The shower room has been adapted in previous years for ease of access and now comprises a white WC, wash hand and an easy access shower enclosure housing a mains fed shower.

The back garden is fully enclosed and a shed is included in the sale. The front garden is lawned to one side of the paved path and planted with well-established shrubs and bushes to the other side.



#### Extras Included

Fitted floorcoverings, blinds, integrated ceramic hob, electric oven, extractor hood, fridge, freezer and washing machine.

Heating	Gas central heating
Double Glazing	Timber double glazing
Council Tax	Band B
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.