

13 ASSYNT GARDENS, NAIRN IV12 4SJ

Offers over £240,000



Rarely available four bedroom detached property with garage and an attractive well-established enclosed garden.

R&R Urquhart LLP

A four bedroom detached dwelling brought to the market offering ample space and scope for modernisation to realise a super family home.

Tucked away at the end of a peaceful cul-de-sac a short stroll to the town centre and local amenities, and with a large garden which has been well-tended and well-stocked over the years, fully enclosed by hedging which offers a great deal of privacy. A block built garage with up and over door along with a block built shed provide great outside storage and both have power and light. There is also a greenhouse included.

The property is set over two floors with the opportunity for a flexible layout on the ground floor. On the first floor there are three generous double bedrooms and a single, along with a family bathroom and plentiful storage.



Hall **4.86m x 2.01m**

A white uPVC front door with double side screen leads into a spacious hallway accessing all ground floor rooms and with a staircase leading to the first floor.

Lounge **5.47m x 3.63m**

Dual aspect room with patio doors leading to the rear garden and a full height window to the front allowing lots of daylight to flood in. A gas fire sits in front of an open fireplace which could be re-instated.

Dining Room **3.52m x 3.13m**

Sitting between the kitchen and lounge for ease of access and with a window overlooking the rear garden. Cupboards and a work surface have been built in along one wall providing storage and a serving area.

Kitchen **3.70m x 2.89m**

With a window to the rear and a door to the side, fitted with wall and base units which are now dated and including a cooker, extractor hood, washing machine and fridge. A wall mounted Worcester boiler is located in the kitchen and a small breakfast bar provides some informal dining space.

Cloakroom with WC **2.10m x 1.06m**

Comprising a WC and wash hand basin built into a vanity unit with storage below. A window faces to the side aspect.

A carpeted staircase leads to the first floor landing where there is a loft hatch and a double sliding door cupboard providing linen storage and housing the hot water tank.

Bathroom **2.09m x 1.66m**

To the side of the property and comprising a cream WC, wash hand basin and bath with a mains fed shower over.



Bedroom 1 **3.61m x 2.87m**

A spacious double room to the rear of the property benefitting from built-in double wardrobes.

Bedroom 2 **3.53m x 2.57m**

A further double room to the rear of the property and again with built-in double wardrobes.

Bedroom 3 **2.70m x 2.59m**

Presently a twin room to the rear of the property and having custom built-wardrobes and vanity area.

Bedroom 4 **2.71m x 2.47m**

A single room to the front of the property.

Accommodation

Ground floor - Hall, lounge, dining room, kitchen, Cloakroom with WC & WHB

First floor - 4 bedrooms, bathroom

Extras Included

Blinds, curtains, fitted floor coverings, cooker, fridge, washing machine

Heating Gas fired central heating

Double Glazing uPVC double glazing

Council Tax E

EPC Rating 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.