

14 HAWTHORN GARDENS, NAIRN IV12 4TN

Offers over £265,000



Beautifully presented and upgraded three bedroom detached bungalow in walk-in condition, with fully enclosed rear garden, ample parking and a garage.

R&R Urquhart LLP



Immaculate three-bedroom detached house with garage, set within a quiet cul-de-sac in the popular Achareidh housing development to the west of Nairn. This beautifully presented and upgraded home is in walk-in condition throughout.

The fully enclosed rear garden features a well-maintained lawn, patio area, and fruit trees, all bordered by mature hedging and fencing, offering excellent privacy. A long loc-bloc driveway provides ample parking and leads to the garage.

The double-glazed UPVC front door with side screen opens into a welcoming, carpeted hall with a cupboard for coats and shoes, a loft hatch with a Ramsay-style ladder giving access to a partially floored loft, and a feature mirrored radiator.

The generous front-facing lounge is carpeted and features double doors leading through to the bright dining kitchen, fitted with attractive cream wall and base units complemented by solid oak worktops and a cream tiled splashback. A Technik range cooker with five gas burners, two ovens, and an extractor hood is included, along with integrated appliances – washing machine, dishwasher, fridge, and freezer. Oak flooring runs throughout, and a stainless steel sink sits beneath a high-level window. This dual-aspect room offers space for a dining table, and includes a breakfast bar for more informal dining. A side door provides access to the garden.

There are three bright and airy bedrooms. Two positioned to the rear and one to the side. The two rear double bedrooms feature built-in mirrored wardrobes providing excellent storage, and all are laid with carpet.

A stylish, contemporary shower room comprises a white WC and wash hand basin set in a vanity unit with drawer storage below and an illuminated mirror above. A window to the side allows natural light, and the 1100mm shower cubicle houses a Unichrome Triton shower tower with shower heads and body jets. The room is lined with durable wet wall panels, completing this modern and elegant room.

Hawthorn Gardens is a desirable and peaceful cul de sac offering easy access to all local amenities, along with transport links being close-by







Approx. Dimensions

Lounge	4.83m x 3.27m
Dining kitchen	5.95m x 3.21m
Bedroom 1	3.78m x 3.30m
Bedroom 2	3.56m x 2.70m
Bedroom 3	2.98m x 2.54m
Shower room	2.40m x 2.60m

Extras Included

Blinds, fitted floor coverings, range cooker, washing machine, dishwasher, fridge and freezer.

Heating	Gas fired central heating – boiler has just been serviced.
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band B
	Interlinked smoke detectors
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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