

14 OAKDEAN PLACE, NAIRN IV12 4TU

Offers Over £360,000



Four bedroom detached dwelling located in a popular and well-established neighbourhood, offering a rare chance to own a unique and versatile home in a location where properties of this type seldom become available.

R&R Urquhart LLP



Tucked away in a peaceful cul-de-sac, this beautifully presented and of a rarely available design, four-bedroom detached home offers an exceptional opportunity for families seeking space, privacy, and a highly desirable location. Thoughtfully designed and one of only a few in

the development, the property combines, lots of space, comfort, flexibility and an exceptionally large garden, making it a truly special find.

From the vestibule and hall, the ground floor welcomes you into a spacious dual aspect lounge, perfect for relaxing or entertaining, and with patio doors leading to the garden. A gas fire with oak surround provides a focal point and back up heating on those chillier nights.

A separate sitting room offers flexibility and could easily be used as a home office, playroom, or even a fifth bedroom, depending on the buyer's needs. A modern cloakroom with WC and wash hand basin adds everyday convenience to the ground floor.

The heart of the home is the well-appointed kitchen, replaced just four years ago and designed with both functionality and style in mind. Fitted with white gloss units, striking navy blue tiles and a durable marble effect laminate worktop, the kitchen also includes a 4 ring induction hob with extractor above, dishwasher, fridge, oven, microwave and warming drawer. Benefitting from a dual aspect allowing plenty natural daylight in. A door leads to the garden, one to the dining room, and one to the garage.

Whilst the kitchen offers ample space for a dining table and chairs, adjacent to the kitchen is a dining room, ideal for family meals or hosting guests.

Upstairs, the gallery landing offers access to the loft which is partially floored and easily accessed via a Ramsay-style ladder, offering excellent additional storage. A walk-in linen cupboard lined with slatted shelving is also accessed on the landing.

All four bedrooms, two to the front and two to the rear, benefit from built-in wardrobes. The spacious principal bedroom features a stunning ensuite shower room, installed a year ago and comprising a contemporary WC, wash hand basin with storage below, and a 1400mm shower cubicle housing a mains fed shower.



The remaining bedrooms are served by a spacious family bathroom comprising a white WC, wash hand basin and bath with shower attachment over.

Outside, the property truly shines. The rear garden is exceptionally large and backs onto woodland and fields, offering a peaceful, green outlook and a real sense of privacy. Whether you are looking for a landscaped retreat, a vegetable garden, or room for a play area or garden studio, the potential here is remarkable.

Completing the property is a double garage, with two electric doors and generous parking at the front. While having capacity for two cars, the garage also provides excellent storage and also serves as a utility room with a stainless steel sink below the window and providing space and plumbing for white goods.

This property is a must-see for any growing family or those seeking a long-term home with space to grow.





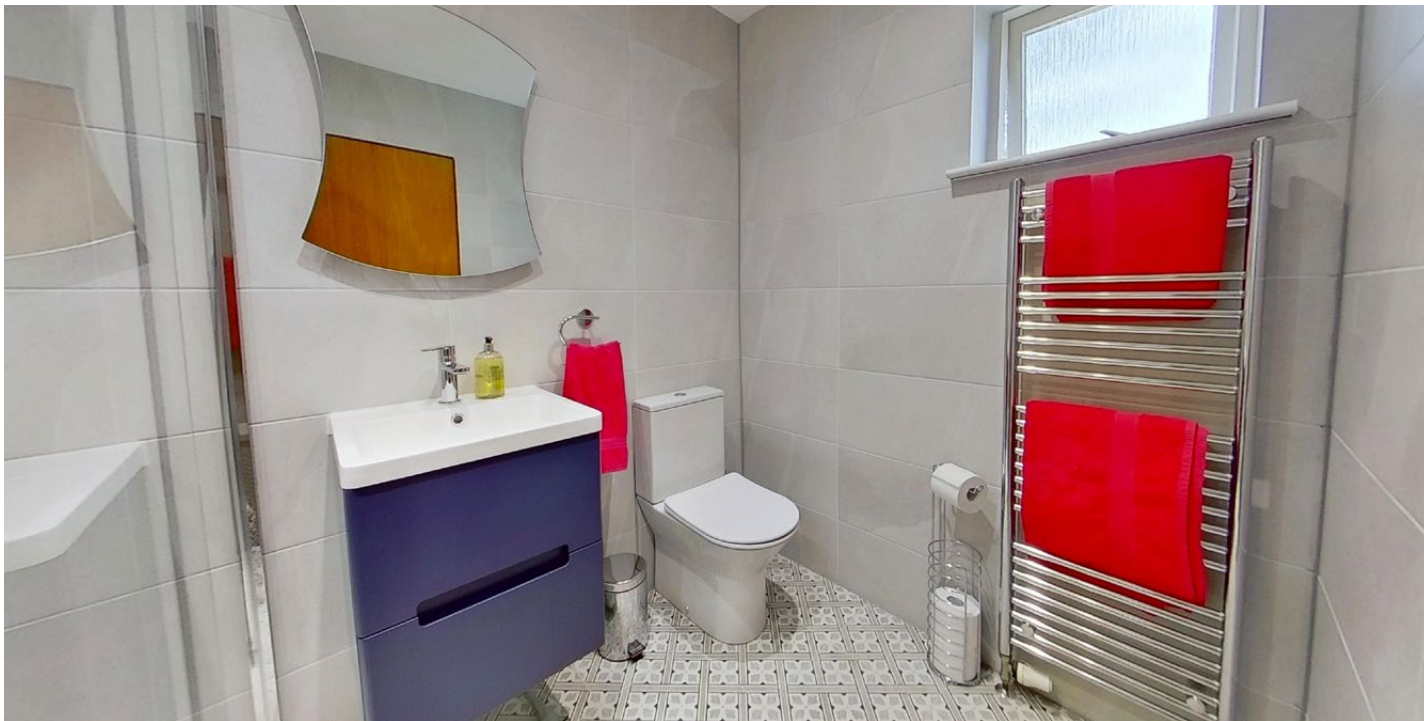
Approx. Dimensions

Lounge	6.80m x 3.60m
Kitchen	4.27m x 3.34m
Dining room	3.35m x 2.95m
Family room	4.67m x 2.68m
Cloakroom	1.43m x 1.27m
Bedroom 1	3.58m x 3.63m
Ensuite	2.37m x 1.63m
Bedroom 2	3.66m x 3.49m
Bedroom 3	3.66m x 2.30m
Bedroom 4	3.59m x 2.36m
Bathroom	2.45m x 1.90m

Extras Included

Blinds, fitted floor coverings, hob, oven, microwave, fridge, dishwasher, 2 sheds.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band F
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.

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