

14 OSPREY CRESCENT, NAIRN IV12 5LH

Offers Over £310,000



Immaculate four bedroom detached dwelling with garage and fully enclosed garden, providing a superb family home.

R&R Urquhart LLP



14 Osprey Crescent is brought to the market offering very generous accommodation with great room sizes in a modern and easily maintained property.

The property is immaculate in presentation and condition, and set over two floors.

Osprey Crescent is a quiet, no-through cul-de-sac where the communal grounds are maintained by a third party

to assist in the neat and orderly presentation of the development.

The property is within a pleasant stroll to the town centre and close-by to Nairn Dunbar Golf Course for the golfing enthusiast. There is also access near-by for walks to the beach and Culbin Forest.

Hall 5.39m x 2.00m

Accessed via a uPVC front door. A bright and welcoming hall, offering a full height cupboard housing the hot water cylinder and providing some storage.

Lounge 5.33m x 3.74m

Attractive, spacious room to the front aspect. A focal point is created by way of a gas inset fire with a cream composite surround and marble hearth. Glazed double doors lead to the hallway.

Kitchen/Dining room 7.72M X 3.04M

A fantastic open-plan space incorporating the kitchen and a dining room, and then opening into the fabulous sun lounge. The kitchen with a window to rear aspect is fitted with wood effect wall and base units, complementing black laminate worktops and a tiled splashback. Appliances include a four ring gas hob, double electric oven, extractor fan and a stainless steel 1½ bowl sink which sits below the window overlooking the back garden. Space is available for white goods. There is also space for informal dining along with the generous dining room which can accommodate a family sized table and chairs.

Sun Lounge 3.90m x 3.77m

A bright and very convenient room to the rear of the property from which to enjoy the garden. Glazes to three sides, with a solid vaulted ceiling, and French doors accessing the garden.

Utility Room 2.20m x 1.56m

With wall and base units for additional storage and a stainless sink and drainer. There is space for white goods, and a door leads to back garden with a further door to the Jack and Jill shower room. A wall mounted cupboard houses the Worcester central heating boiler.

Master Bedroom (downstairs) 4.27m x 3.42m

A bright and generous bedroom to the front of the property with lots of space for freestanding furniture. Door to –

Jack and Jill Shower 1.83m x 1.59m (2.47m into shower cubicle)

Accessed from the master bedroom and from the utility room for convenience. Comprising a white WC, wash-hand basin with storage below, and a shower cubicle housing a mains fed shower. A window faces to the side aspect.

Carpeted staircase to

Landing 3.40m x 1.52m

Offering great storage by way of one double and two single full height storage cupboards. Access to the partially floored loft via a hatch and Ramsay ladder.

**Extras Included**

Carpets, blinds, curtains, double oven, gas hob, shed

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





Bedroom 2 4.80m x 3.13m (4.26m incl wardrobes and window recess)

A large bright room to the front aspect laid with carpet. A recessed dormer window adds a feature to the room and there is ample room for freestanding furniture.

Bedroom 3 3.42m x 5.04m(into window recess)

Another generous bedroom to the front aspect, laid with carpet and again with a feature Dormer window.

Bedroom 4 3.60m x 2.81m

Presently utilised as an office with two Velux windows to rear allowing plentiful natural daylight to enter and easily having capacity for a double bed and furniture.

Bathroom 2.27m x 1.80m

Beautifully refurbished and comprising contemporary white WC, wash-hand basin with storage below and bath with a shower over. Tiled with attractive modern tiling. A Velux window faces to the rear aspect and allows plentiful natural daylight in.

Garden

The front garden is mainly laid to lawn. A generous driveway which could accommodate several vehicles leads to the single garage which has power and light and storage in the roof trusses. The rear garden is also mainly laid to lawn with attractively planted borders. The garden is fully enclosed and very secluded, providing an ideal child and pet friendly environment. There is also a shed included.





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.