

14 TABLE ROAD, NAIRN IV12 5PF

Offers over £225,000



In walk-in condition, this desirable three bedroom detached bungalow offers deceptively good accommodation and has been very well-maintained

*R&R Urquhart* LLP



14 Table Road offers a great home for a range of buyers, from first-time buyers, investment buyers and in particular someone wishing to downsize and have a property all on the one level with low maintenance. The accommodation is deceptively spacious with a bright and welcoming dual aspect lounge which can accommodate dining furniture and a well-fitted kitchen offering lots of storage and including white goods.

From Table Road a tarmac driveway offers off-street parking. The front garden is laid with grass and a paved path leads to uPVC multi-locking front door.

The back garden is laid to lawn with two patio areas from which one can enjoy the sunshine at varying times of the day. A timber shed is also included.

**Entrance Vestibule 2.12m x 1.43m**

Accessed via the multi-lock uPVC front door and with a window to the side aspect. A cupboard houses the electric circuit unit and meter.

**Cloakroom with WC 1.97m x 1.02m**

A convenient second toilet just off the vestibule, comprising a white WC & wash hand basin fitted into a vanity unit. An opaque window faces to the front aspect.

**Lounge/Dining Room 6.82m x 3.58m**

A bright dual aspect room with a large double window to the front and a single window to the side. A focal point is created by an electric fire set in a marble hearth with a wooden surround. The floor is laid with attractive durable wood effect flooring. The room is very spacious and allows ample room for a large dining table and chairs along with living room furniture.

**Kitchen 2.98m x 2.82m**

Attractive contemporary kitchen fitted with cream units, tiled splashback and laminate worktop. A half glazed door leads to the driveway. Included are a stainless steel sink & mixer tap, a four ring gas hob, electric oven, extractor hood, washing machine, dishwasher and fridge freezer.



**Inner Hall 2.95m x 1.05m**

Benefitting from a full-height cupboard housing a high pressure hot water cylinder and a hatch giving access to the loft.

**Bedroom 1 3.05m x 4.13m**

A bright spacious room with french doors leading to the back garden. Excellent storage is available via wall-to-wall storage to one wall.

**Bedroom 2 2.73m x 3.52m**

Another double room to the rear of the property allowing ample room for a double bed and freestanding furniture.

**Bedroom 3 2.98m x 1.98m**

A single bedroom to the side of the property also ideal as a work-from-home space. Floor-to-ceiling custom built cupboards offer great storage.

**Shower room 2.11m x 1.69m**

A generous room comprising a white WC and wash hand basin built into a vanity unit with extended shelving. A walk-in shower enclosure houses a Hydramax mains fed shower and the walls around the shower are attractively tiled. A window faces to the side aspect.





### Extras Included

Curtains, blinds, carpets, washing machine, dishwasher, fridge freezer, hob, oven and shed.

Heating	Gas fired central heating
Double Glazing	uPVC double glazed
Council Tax	Band D
EPC Rating	Mains
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.