

R&R Urquhart LLP



14 Loch Avenue, Nairn IV12 4TF

A fantastic starter home at a very reasonable cost. This two bedroom semi-detached property with garage and conservatory offers great living accommodation on the ground floor and two generous double bedrooms and a shower room on the first floor. The property benefits from uPVC double glazing, gas central heating and lots of storage.

- Hall • Sitting Room • Kitchen/Dining Room • Conservatory
- 2 Double Bedrooms • Shower Room
- Cloakroom with WC • Garage

Offers Over £145,000

HSPC Ref - 58517



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PRICE	Offers Over £145,000
ACCOMMODATION	Hall, Sitting Room, Kitchen/Dining Room, Conservatory, 2 Double Bedrooms, Shower Room, Cloakroom with WC. Garage
EXTRAS INCLUDED	Carpets, blinds, curtains,
HEATING	Gas central heating
DOUBLE GLAZING	uPVC double glazed
COUNCIL TAX	B
EPC RATING	D
SERVICES	Gas - mains Electricity - mains Water - mains Drainage - mains

Dimensions

Sitting Room	3.92m x 3.24m
Kitchen/Dining	6.42m x 2.29m
Conservatory	3.60m x 2.80m
Cloakroom	2.68m x 1.13m
Bedroom 1	5.09m x 2.75m
Bedroom 2	3.51m x 3.21m
Shower Room	2.04m x 2.00m

The property is enclosed by wire fencing and is gravelled to the front and side and planted with established shrubs. The rear garden is paved for low maintenance and a shed is included in the sale. The single garage is located to the other side of No 12 as the access to No 14 is pedestrian only.

A uPVC front door enters into the hallway. Immediately on the right is a spacious cloakroom housing a WC, a British Gas 330 wall mounted central heating boiler and a cupboard housing the electric circuit unit and electric meter. There is also a row of coat hooks.

Also off the hallway is access to the kitchen, sitting room and a carpeted staircase to the first floor. There is good storage space beneath the staircase.

The well-proportioned sitting room sits to the rear of the house overlooking the garden. Next door the open-plan kitchen / dining room provides a great entertaining space with a door leading to the conservatory and the rear garden. The kitchen is fitted with Maple effect units with a speckled laminate worktop and a tiled splashback. A stainless steel sink and drainer sits below the window to the front. Freestanding white goods included in the sale consist of a fridge, freezer, cooker and washing machine. There is ample space for a table and chairs in the dining area. The adjacent conservatory is glazed to three sides with uPVC double glazing and a door accessing the rear garden.

The carpeted staircase leads to a half landing with window to the front, then onto the first floor landing where the loft hatch is located and a storage cupboard housing the hot water tank. There are two generous double bedrooms. Bedroom 1 has excellent built-in storage by way of a large walk-in shelved and hanging cupboard and is dual aspect, gaining lots of natural daylight. The shower room comprises a white WC, wash hand basin and an easy access shower cubicle housing a Mira electric shower.



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VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £145,000

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.

R & R Urquhart LLP
Solicitors & Estate Agents
Established 1829

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

www.urquhartproperty.com