

14 TOLMIE CRESCENT, NAIRN IV12 5EQ

Offers Over £135,000



Two bedroom semi-detached property with parking, front and back gardens, uPVC double glazing, gas central heating and great storage. A perfect first-time buy !

R&R Urquhart LLP

Situated in a residential area to the South side of Nairn close to all amenities including schools, town centre, rail and bus links and steps away from Nairn Health Centre and hospital. This two bedroom semi-detached property benefits from gardens to the front and rear with ample off-street parking.

Hall 4.10m x 2.45m

A welcoming spacious hallway entered via a uPVC double glazed door and laid with wood effect laminate flooring. Staircase to first floor.

Lounge/Dining 6.42m x 3.20m

Bright and spacious dual aspect room laid with carpet. Offering ample room for living and dining room furniture.

Kitchen 3.14m x 3.05m

To the rear of the property and fitted with Oak effect wall and base units with a complementary laminate worktop and tiled splashback. A stainless steel sink sits below the window overlooking the back garden. Including a Bosch washing machine, integrated single oven, ceramic hob and extractor hood. Handy understair storage cupboard. Door to garden. Carpeted staircase to first floor landing. Airing cupboard housing the central heating boiler. Loft hatch to fully insulated loft.



Bedroom 1 4.74m x 2.92m

Two double glazed windows to the front of the property and benefitting from generous built-in storage and shelving. Laid with carpet

Bedroom 2 3.22m x 3.03m

Another good sized bedroom to the rear of the property, laid with carpet and with a single built-in wardrobe.

Shower Room 2.51m x 1.46m

Comprising a white WC, wash hand basin and quadrant shower cubicle housing an electric shower. Chrome ladder style radiator. Mirrored medicine cabinet. Window to side aspect.

Outside

The front garden is laid with gravel bordered with shrubs and offers ample off-street parking. A gate and fence leading to the rear garden ensures the rear garden is fully enclosed. Paved paths and gravel with some shrubs to soften the area makes for a pleasant low maintenance garden. A new shed is included.

Work recently carried out by present owner –

Roof de-mossed

Soffits and gutters refurbished

Exterior of house painted

New insulation above requirements

New front and back doors and windows except bedrooms.

Understair cupboards shelved and new door.

Walls skimmed in kitchen and sitting room

New shed

New carpets



Accommodation

Hall, Lounge/Dining, Kitchen, Shower room, 2 Double bedrooms, Garden, Parking

Extras Included

Carpets, floor coverings, blinds curtains, washing machine, shed.

Heating Gas central heating

Double Glazing uPVC double glazing

Council Tax B

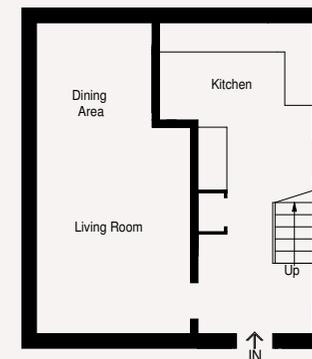
EPC Rating D

Gas Mains

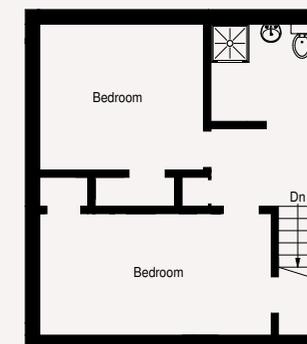
Electricity Mains

Water Mains

Drainage Mains



Ground Floor



First Floor



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.