

15 OSPREY CRESCENT, NAIRN IV12 5LG

Offers Over £245,000



Delightful two bedroom detached bungalow located in a desirable peaceful area to the East side of Nairn.

R&R Urquhart LLP



This charming two-bedroom detached bungalow is an ideal downsizer, particularly suited to retirees seeking a manageable home in a peaceful and popular location. Entry

is via a welcoming vestibule, which leads to a cloakroom with WC and wash hand basin. The bright and spacious lounge enjoys a dual aspect and has room for a dining table,

with a fire surround housing an electric fire creating a cosy focal point.

A door from the lounge leads into the well-fitted kitchen, featuring cream units, light oak-effect worktops, and a tiled splashback. The kitchen includes a breakfast bar, additional floor-to-ceiling storage, and appliances include a gas hob, electric oven and grill, extractor hood, stainless steel sink, fridge freezer, washing machine, and dishwasher. A door provides convenient access to the rear garden.

From the lounge, an inner hall leads to two generously sized double bedrooms, both with built-in storage, carpeted, and overlooking the rear of the property. The shower room has been refurbished with a white suite including a WC, a wash hand basin with storage below, a four-door mirrored wall cabinet, and a 1300mm mains-fed shower cubicle lined with modern wet wall panels.

The fully enclosed rear garden offers a low-maintenance outdoor space mainly laid with gravel and paving. A delightful Summer house features decking and an adjoining shed for storage. The Summer house which could be utilised for a variety of uses including a home office, is insulated and has power, as does the shed. There is a circular patio area, and attractive planted flower beds with a variety of beautiful flowers and shrubs. A gate provides access to Montgomerie Drive for convenience.

The front of the property includes tarmac parking in front of a single garage, with additional gravel and flower beds to the side.

This is a well-presented home offering comfort, practicality, and easy maintenance.







Approx. Dimensions

Vestibule	2.10m x 1.10m
WC	1.82m x 0.76m
Lounge	4.59m x 4.37m
Kitchen	3.95m x 2.39m
Bedroom 1	2.72m x 3.95m
Bedroom 2	2.46m x 3.95m
Shower Room	2.22m x 1.43m

Extras Included

Fitted floor coverings, blinds, gas hob, electric oven and grill, fridge freezer, washing machine, dishwasher.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	Band C
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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