

R&R Urquhart LLP



15 Assynt Gardens, Nairn IV12 4SJ

Four bedroom detached property located in a cul-de-sac where properties rarely come to the market.

The property although slightly dated now, offers great accommodation over two floors along with a well-screened secluded garden, private parking and a garage.

This could be a great family home in a desirable area.

- Hall • Lounge • Kitchen • Utility Room • Cloakroom
- Four Bedrooms • Bathroom • Garage • Garden

Offers Over £220,000

HSPC Ref - 58272



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PRICE	Offers Over £220,000
ACCOMMODATION	Hall, Lounge, Kitchen, Utility Room, Cloakroom, Four Bedrooms, Bathroom, Garage, Garden
EXTRAS INCLUDED	Carpets, blinds and curtains.
HEATING	Gas fired central heating
DOUBLE GLAZING	Mixed - Aluminium, uPVC and timber.
COUNCIL TAX	E
EPC RATING	E
SERVICES	Gas – mains Electricity - mains Water – mains Drainage - mains

OUTSIDE

The front garden incorporates paving and lawn with a South facing Summer house to enjoy the sunshine. The driveway could accommodate 2 -3 vehicles and leads to a timber garage. To the rear the garden is fully enclosed, laid with gravel and planted with fruit trees.

HALL

4.85M X 1.79M

Accessed via a glazed front door with glazed side screen. Carpeted with staircase leading to the first floor.

LOUNGE

5.32M X 3.50M

Spacious dual aspect room with patio doors leading to the rear garden. Laid with carpet.

KITCHEN

5.95M X 3.53M

Generously proportioned kitchen with a good variety of wall and base units. A stainless sink and drainer sits below the window to the rear garden. Space for a dishwasher and cooker and ample space for dining. A door leads to the hall and a further door to the utility room.

UTILITY ROOM

3.42M X 2.15M

Dual aspect with a door to the front accessing the garden. Fitted with some storage units and a loft hatch accessing an attic.

CLOAKROOM

2.32M X 1.05M

Downstairs and comprising a WC with concealed cistern and a wash hand basin. Window to the side aspect.

A carpeted staircase leads to the first floor landing where there is a loft hatch. A large double linen cupboard provides good storage and also houses the hot water tank.

BEDROOM 1

3.61M X 2.88M

To the rear of the property, double capacity, laid with carpet and benefitting from double built-in wardrobes.

BEDROOM 2

3.51M X 2.52M

Again to the rear of the property, double capacity, laid with carpet and with built-in double wardrobes.

BEDROOM 3

3.23M X 2.71M

To the rear of the property, double capacity and laid with carpet.

BEDROOM 4

2.70M X 2.46M

To the front of the property, single capacity and laid with carpet.

FAMILY BATHROOM

2.08M X 1.64M

Fully tiled room comprising a white WC, wash hand basin and bath with a Gainsborough mains fed shower over. Window to the side aspect. Laid with vinyl floor covering.



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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 £220,000

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
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