

18 MORLICH CRESCENT, NAIRN IV12 4TW

Offers Over £230,000



Desirable three bedroom detached bungalow with garage and fully enclosed garden located in a peaceful cul-de-sac in the popular Achareidh development of Nairn.

*R&R Urquhart* LLP



This well-proportioned three-bedroom detached bungalow is situated in a peaceful cul-de-sac and offers an excellent opportunity for buyers seeking a spacious home with excellent outdoor space and potential for modernisation. Set within generous grounds, the property features a front garden laid to lawn, framed by mature shrubs and bushes,

and benefits from a paved driveway leading to a single garage with up and over door.

A side path provides access to the large, enclosed rear garden, which is predominantly grassed and bordered by timber fencing and screened for privacy by established fir trees. Two separate patio areas offer ideal spots for outdoor

seating and entertaining, while a greenhouse and garden shed add useful storage and gardening options.

On entering the home through a glazed front door with matching side screen, you are welcomed into a bright hall which gives access to the kitchen and the spacious lounge which enjoys lots of natural light and a comfortable layout.

The generously sized dining kitchen features dual aspect windows and a door leading directly to the rear garden. Fitted with cream and wood-trimmed units, a stainless steel sink, cooker, and washing machine, and also offering ample space for a dining table and additional furniture.

An 'L' shaped inner hall which has a hatch in the ceiling to access the loft, and a generous storage cupboard also housing the hot water tank, leads to the three bedrooms, two of which benefit from built-in wardrobes. Two bedrooms overlook the rear garden, while the third is positioned to the side of the property.

An adapted wet room has been designed for easy access and comprises a WC, wash hand basin, and shower enclosure fitted with a Mira electric shower.

Whilst the property has been well maintained over the years, it would now benefit from some upgrading and offers a wonderful opportunity to create a comfortable and stylish home tailored to personal tastes. Conveniently located, it enjoys easy access to local shops, schools, transport links, and other amenities, making it ideal for a range of buyers.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.







#### Approx. Dimensions

Hall	2.49m x 1.69m
Lounge	4.60m x 3.57m (4.80m at widest)
Dining kitchen	5.93m x 2.97m
Bedroom 1	4.13m x 2.69m
Bedroom 2	3.17m x 3.17m
Bedroom 3	2.91m x 2.60m
Wet room	2.09m x 1.74m

#### Extras Included

Extras included - blinds, curtains, fitted floorcoverings, cooker, washing machine.

Heating	Gas fired central heating ( new boiler 2025)
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band D
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.