

18 SEAFORTH ROAD, NAIRN IV12 5NN

Offers Over £165,000



Delightful two bedroom semi-detached property with garage and Summer house located in a convenient residential area of Nairn.

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18 Seaforth Road offers a great home for a wide range of buyers, in particular, first time buyers or someone wishing to downsize, with all accommodation being on the one level and an access ramp to the front.

The property sits to the West side of Nairn in a quiet neighbourhood comprising similar properties and

benefiting from a Co-op convenience store and post office close-by. A good range of bus services is also available.

The property has been well-maintained over the years. Although now a bit dated, the accommodation is generous with well-proportioned rooms and may have the potential

to extend into the upper floor subject to the necessary planning consents.

The rear garden is a sunny pleasant area, fully enclosed and having the benefit of a Summer house with adjoining shed and patio area. There is also a timber garage accessed off the gravel driveway which allows parking for 2 – 3 vehicles.



### Vestibule and Hall

A uPVC door accesses the vestibule which has a cupboard housing the electric meter and consumer unit. A glazed door enters into the 'L' shaped hall which benefits from a good storage cupboard and also give access to the loft via a hatch in the ceiling.

### Lounge – 4.63m x 4.00m

A generous room to the front of the property with a large picture window attracting lots of natural daylight. A focal point is created by means of a wall-mounted Baxi gas fire.

### Kitchen – 4.12m x 2.69m

Fitted with a good selection of wall and base units with a window overlooking the back garden and a door accessing the garden. Appliances include a washing machine, cooker and fridge, and excellent additional storage is available via three cupboards. One houses the Potterton central heating boiler and heating control panel, one offers slatted shelving and the other a shelved pantry.

There is also space for a table and chairs

### Bedroom 1 – 3.83m x 3.06m

A double room to the front of the property laid with carpet and benefitting from a single built-in wardrobe.

### Bedroom 2 – 3.45m x 3.00m

Situated to the rear of the property, presently utilised as a twin room and also benefitting from a single built-in wardrobe.

### Shower Room – 2.54m x 1.71m

A modern, bright room comprising a white integrated WC and wash hand basin with storage, and a shower cubicle housing a Mira electric shower. The room is fully tiled with attractive neutral toned tiles and the floor is laid with vinyl floorcovering.



### Extras Included

Blinds, curtains, fitted floorcoverings, washing machine, cooker, fridge, Summer house.

Heating	Gas 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.