

R&R Urquhart LLP



19 Lodgehill Park, Nairn IV12 4SA

Rarely available two bedroom detached bungalow with garage set on a generous corner site in the Lodgehill Park area of Nairn.

Lodgehill Park is quiet cul-de-sac within easy walking distance of Nairn town centre and the railway station.

The property would suit a buyer wishing to downsize to a manageable sized property on the one level or alternatively for a buyer wishing a larger property in a desirable area which could be extended into the expansive garden, subject to necessary planning consents.

- Entrance Vestibule • Lounge • Kitchen • Sun Room • Bathroom
- 2 Bedrooms • Garage

Offers Over £180,000

HSPC Ref - 58263



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PRICE	Offers Over £180,000
ACCOMMODATION	Entrance Vestibule, Lounge, Kitchen, Sun Room , Bathroom, 2 Bedrooms, Garage.
EXTRAS INCLUDED	Floor coverings, Blinds, Curtains, AGA range cooker
HEATING	Gas Central Heating
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	Band D
EPC RATING	Band D
SERVICES	Electricity – Mains Gas – Mains Water – Mains Drains - Mains

OUTSIDE

Large well tended grounds wrap around the property with large areas of lawn and a variety of mature shrubs, trees and bushes. A paved and gravelled patio/sitting area sits to the rear of the property. The driveway affords ample parking for several vehicles and leads to the detached single garage with up and over door, power and light. There are also two block built garden stores one which has power and light.

An aluminium front door and glazed side screen give access to the vestibule.

HALL

4.16M X 1.20M

Laid with durable Walnut wood effect laminate flooring and a good sized storage cupboard also houses the electric meter.

LOUNGE

4.22M X 3.90M

Well-proportioned room overlooking the front garden with a further window to side aspect to the sun room. The floor is laid with solid oak flooring.

KITCHEN

4.22M X 3.00M

Large picture window overlooking the back garden. Selection of oak effect wall and base units with black marble effect worktops. Stainless steel sink with mixer tap. The centre piece of the kitchen is a striking cornflower blue AGA which can be a means of cooking and also provides ample heat throughout the house, although gas central heating is also installed. A separate free-standing cooker is also available as an alternative means of cooking. Plumbing for washing machine. Built-in storage cupboard housing the central heating boiler.

SUN LOUNGE

5.07M X 2.75M

Accessed from the kitchen and also with access to the garden. This is a bright and sunny room glazed to three sides. Laid with hardwood flooring.

BATHROOM

2.0M X 1.9M

Lined with easy to maintain wet wall panels and comprising an ivory coloured WC, wash hand basin and quadrant shower cubicle housing an electric shower.

BEDROOM 1

3.75M X 2.75M

Bright front facing room with wall to wall mirrored wardrobes offering ample shelved and hanging space. Laid with carpet.

BEDROOM 2

3.46M X 3.08M

Rear facing double room with triple mirrored wardrobes offering shelved and hanging space. Built in shelved storage cupboard. Laid with carpet.



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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 £180,000

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.

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