

# *R&R Urquhart LLP*



## **19 Ordview Road, Nairn, IV12 5NL**

Three bedroom semi-detached property with garden and ample off-street parking set in a residential area on the edge of Nairn bordering on open countryside. The property although now slightly dated, remains in very good condition and offers a great opportunity for the Purchaser to add their own stamp to their home. A great property at a great price.

Vestibule • Hall • Lounge • Kitchen • 3 Bedrooms  
• Bathroom • Timber Garage

**Offers Over £145,000**

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# 19 Ordview Road, Nairn, IV12 5NL

<b>PRICE</b>	Offers Over £145,000
<b>ACCOMMODATION</b>	Vestibule , Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom, Timber Garage
<b>EXTRAS INCLUDED</b>	Blinds curtains, floorcoverings.
<b>HEATING</b>	Gas Central Heating. Boiler is approx 2 years old.
<b>DOUBLE GLAZING</b>	uPVC Double Glazing
<b>COUNCIL TAX</b>	Band C
<b>EPC RATING</b>	Band D
<b>SERVICES</b>	Electricity - Mains Gas - Mains Water - Mains Drains - Mains Telephone - Wired

## Dimensions

Lounge	4.22m x 3.45m
Kitchen	3.46m x 2.78m
Bathroom	2.11m x 1.66m
Bedroom 1	3.73m x 3.47m
Bedroom 2	3.52m X 2.63m
Bedroom 3	3.32m x 2.56m



19 Ordview Road sits on a generous corner site offering ample parking and a low maintenance garden mainly laid with gravel. The property is enclosed by a block and harled wall and a timber garage is included.

The front door enters into the vestibule and in turn into the hallway which accesses all ground floor rooms. To the right lies a good sized lounge with a large window to the front. An electric fire with surround provides a focal point but is portable if not required. The room is laid with carpet. Adjacent to the lounge is the kitchen which is fitted with a range of wall and base units, a stainless steel sink and drainer and provides space for white goods. A window overlooks the rear garden and a door gives access to the garden, garage and parking.

Also on the ground floor lies a double bedroom to the front of the property and a bathroom comprising a white WC, wash hand basin and bath with a Mira electric shower over.

A carpeted staircase leads to the first floor landing and two double bedrooms. Both of good proportions and both with built-in storage. Bedroom two benefits from pleasant views to the countryside.

Nairn is a thriving community which benefits from two championship Golf Clubs, restaurants, bars, shops and beautiful beaches. There is also an abundance of opportunities for outdoor activities in the surrounding area. Nairn offers a train station, bus links and Inverness airport is close-by providing air links to many UK and European destinations. We have two Primary Schools, a choice of pre-school nurseries and Nairn Academy provides secondary education.

KITCHEN



KITCHEN



BEDROOM 1



BEDROOM 1



BEDROOM 2



BEDROOM 3



BATHROOM



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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 £145,000

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**  
Solicitors & Estate Agents  
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