

# R&R Urquhart LLP



## **I Macrae Avenue, Nairn IV12 5AL**

This two bedroom traditional stone and slate semi-detached bungalow sits in an elevated position with views over to The Black Isle and is within easy walking distance of all local amenities. The property has been upgraded in recent years to include a new kitchen together with a dining room/sun room extension, new bathroom, double glazing and a central heating combi boiler.

The property benefits from a generous garden with space for extending (architect drawings available) along with off-street parking. This property should appeal to a wide range of buyers

- Hallway • Lounge • Kitchen • Dining/Sun Room • Bathroom
- 2 Bedrooms • Gardens to front, side and rear. • Summer House
- Shed

**Offers Over £165,000**

HSPC Ref 57901



# I Macrae Avenue, Nairn IV12 5AL

<b>PRICE</b>	Offers Over £165,000
<b>ACCOMMODATION</b>	Hallway, Lounge, Kitchen, Dining/Sun Room, Bathroom, 2 Bedrooms, Gardens to front, side and rear. Summer House, Shed.
<b>EXTRAS INCLUDED</b>	Carpets and floor coverings, fridge freezer, dishwasher, washing machine.
<b>HEATING</b>	Gas Central Heating – Boiler in loft.
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	Band B
<b>EPC RATING</b>	Band D
<b>SERVICES</b>	Electricity – Mains Gas – Mains Water – Mains Drains – Mains Telephone – Wired

## OUTSIDE

The property has a front garden surrounded by low curved wall. Gravelled path leading to new installed double glazed front door. To each side is lawn garden with plants and shrubs on borders. East boundary wooden fence and to the West a gravelled driveway and parking area for two cars. Lovely views towards the Black Isle.

Access to the rear secure garden is to the West side via a wooden gate and wooden fence. Lawn grass with plants. Hedge to West boundary and to the South a wooden fence and gravel boundary. Timber shed converted to a summer house and potting shed has an electricity supply from an outside electric socket. There is also a good sized garden shed. Outside water tap.

## ENTRANCE

### 1.4M X 1M

Quarry tiled floor. Glazed door to main Hall. Electric fuse box.

## MAIN HALL

### 3.6M X 1M

Radiator. Oak effect laminated flooring. Skylight. Built-in cupboard with storage and coat hooks. Hatch to loft via a folding 3 tier wooden ladder. Light switch Attic partially floored. Houses newly installed Worcester combi boiler.

## LIVINGROOM

### 4M X 4M

North-west facing window with views over to The Black Isle. Feature electric fire. Telephone and TV socket. Radiator. Newly laid carpet. Alcove shelving. Door into:

## KITCHEN

### 3.2M X 2.8M

Attractive cream coloured wall and base units. Two wall units have a glass front panel with inner lights. Integrated fridge and freezer. Dishwasher. Electric cooker, oven and hob. Stainless steel splashback. Stainless steel sink and drainer. Free standing washing machine. Oak effect laminated flooring. Leading through to:

## DINING ROOM

### 3.05 X 2.97M

An extension has been added to create a lovely spacious dining room or sun room. Two panel windows. Double glazed French doors giving access into rear garden. Window to side aspect. Radiator. TV socket.

## BEDROOM 1

### 4M X 3.57M

Generous sized double bedroom with North facing window. Views over Black Isle. Natural coloured carpet. Radiator. TV socket.

## BEDROOM 2

### 3.6M X 2.7M

Good sized double bedroom. Rear South facing window. Radiator. Natural coloured carpet. TV socket.

## BATHROOM

### 1.8M X 1.7M

Comprising a newly fitted white WC, wash hand basin and bath with shower over with glass shower screen. Lined with wet wall panelling around bath. Vinyl floor covering. Electric fan. Chrome heated towel ladder. Rear facing window.

LOUNGE



LOUNGE



KITCHEN



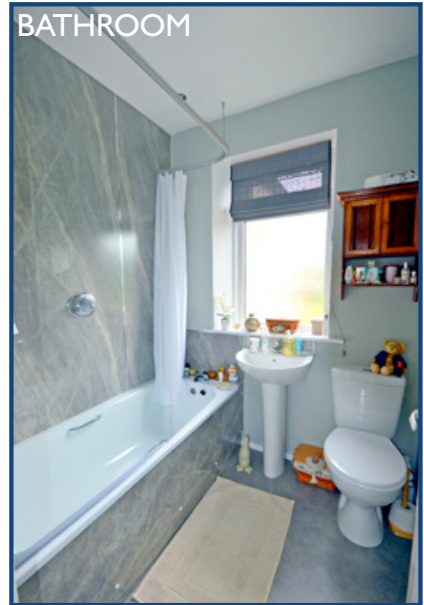
KITCHEN



SUN ROOM - DINING ROOM



BATHROOM



BEDROOM 1



BEDROOM 2



I Macrae Avenue, Nairn IV12 5AL

# R&R Urquhart LLP

1 Macrae Avenue, Nairn IV12 5AL



**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers Over £165,000

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  
*Established 1829*

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park  
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

[www.urquhartproperty.com](http://www.urquhartproperty.com)