

2 HOWFORD LANE, NAIRN IV12 5QS

Offers Over £340,000



Low-maintenance living is offered in this fabulous three-bedroom dwelling with garage located on the Southern edge of Nairn bordering countryside.

R&R Urquhart LLP



Located within the desirable Firhall Village in Nairn, this attractive 'Skibo' design property offers comfortable living exclusively for the over 45s, set within beautifully maintained communal grounds.

The property is a well-proportioned two storey, three bedroom home, entered via a solid timber front door into a spacious and welcoming hallway. A large understair cupboard provides excellent storage and houses the electrics and smart meter.

To the front of the property, the triple aspect lounge is bright, inviting and laid with carpet, and providing ample room for furnishings.

The open plan dining room and kitchen create a fantastic sociable space, ideal for both everyday living and entertaining. The kitchen is fitted with light wood effect units, complemented by coordinated worktops and splashback, and includes a four-ring gas hob, extractor hood, oven and microwave tower, dishwasher, fridge and freezer. A white one and a half bowl ceramic sink is positioned below the window, enjoying pleasant garden views.



The dining area comfortably accommodates a table, chairs and additional furniture, with French doors opening onto a private secluded patio benefitting from a pleasant outlook.

A door leads from the kitchen to the utility room, where the units complement the kitchen, and offers space for white goods. The utility room also includes a stainless steel sink and drainer, and a wall mounted Worcester central heating boiler. A further door provides access to the outside.

Also on the ground floor is a bright and spacious master bedroom, complete with a walk-in wardrobe and en suite shower room featuring a WC, wash hand basin and shower cubicle with mains fed shower.

A convenient ground floor cloakroom with WC and wash hand basin completes this level.

A carpeted staircase leads to the first-floor landing, where a distinctive turret feature adds character unique to the Skibo design. There are two large double bedrooms, both benefiting from two double built-in wardrobes, along with a family bathroom fitted with a white suite including WC, wash hand basin and bath.



Throughout the property, there are beautiful quality oak finishings. Externally, the home benefits from a garage with an electric door and shelving for additional storage.

About Firhall Village

The majority of the grounds at Firhall Village are communal, and are maintained by Firhall Village Trust.

Firhall Village was created exclusively for the over 45s and is situated in a quiet location on the Southern outskirts of Nairn. The development has been designed with a variety of houses and apartments styles.

The grounds are landscaped, and boast attractive mature trees and shrubs, together with new planting and lawns throughout. The grounds are a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. Owners also have the right to fish for trout on the River Nairn.

A beautiful pond creates a feature in the centre of the development and offers a pleasant place to sit and enjoy the outdoors.

All residents in the Firhall development have the use of the public rooms on the ground floor of Firhall House for clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. This can also be rented for a private function for a nominal fee.

Each property on the development pays an annual charge (currently £950 per annum) for ground maintenance. Apartments pay an additional charge of £70 per month to cover building insurance, communal maintenance and the lift maintenance.





Approx. Dimensions

Kitchen	3.68m x 2.42m (3.04m at widest)
Dining room	4.37m x 3.21m
Lounge	5.00m x 3.89m
Utility room	2.22m x 1.94m
Cloakroom	1.80m x 1.20m
Master bedroom	3.48m x 3.98m
En suite	2.10m x 2.07m
Bedroom 2	3.52m x 3.22m
Bedroom 3	3.60m x 3.53m
Bathroom	2.07m x 2.23m

Extras Included

Fitted floor coverings, blinds, washing machine.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band E
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.