

EASTWOOD, 2 SUTORS PARK, NAIRN IV12 5BQ

Offers over £320,000



Three bedroom detached bungalow brought to the market in immaculate order, and located in a convenient residential location to the East side of Nairn. No onward chain, therefore a quick entry can be available.

R&R Urquhart LLP



This well-presented three-bedroom detached bungalow offers spacious and comfortable living in a highly desirable and peaceful residential area.

Set within attractive and well-maintained garden grounds, the property enjoys a great location close to a golf course, scenic beach walks, and the beautiful Culbin Woods, making it ideal for those who enjoy an outdoor lifestyle.

The home benefits from a generous tarmac driveway to the front and an integral single garage, providing excellent off-street parking.

Upon entering, a welcoming vestibule offers space for coat hanging and leads into the main hallway, which includes a useful storage cupboard housing the Mega Flo hot water cylinder. The accommodation includes three generous double bedrooms, providing flexibility for families, guests, or home working. The master bedroom to the rear features a convenient en suite shower room comprising a WC, modern glass wash hand basin, and a mains-fed shower within a tiled cubicle.

The family bathroom is equally well appointed, with attractive contemporary fittings including a white WC, a circular wash hand basin set into a vanity unit with storage, and a bath with a mains-fed shower over, all complemented by modern neutral tiling.

To the front of the house, the beautiful lounge is bright and airy, with large windows that flood the room with natural light. A focal point of the room is the elegant Victorian-style feature gas fireplace with tiled inlay, cast iron insert, and timber surround. Built-in bespoke shelving, a TV stand, and low-level storage cupboards add both charm and functionality to this inviting living space.

At the heart of the home is the desirable dining kitchen, which opens directly onto the rear garden through patio doors. The kitchen is fitted with light wood-effect units, contrasting black gloss laminate worktops, and a tiled splashback. A 1½ bowl stainless steel sink is positioned below the side-facing window. Appliances include an electric oven, four-burner gas hob, extractor hood, dishwasher, and fridge. There is ample space for a family-sized dining table, making it a sociable and practical space.



A separate utility room continues the kitchen's style, fitted with matching units and a stainless steel sink and drainer. It houses a washing machine and tumble dryer and offers a convenient door to the side of the property for external access.

The rear garden is a particular highlight, private, enclosed, and beautifully maintained. Laid mainly to lawn with mature planted borders showcasing a wide array of plants, it also features a circular patio area. A rotary clothes dryer is available, and there is access to the garage via a rear door. The garage also houses the Worcester central heating boiler and a freezer, with an up-and-over door providing access to the driveway.

This attractive and well-maintained home is ideally suited to a range of buyers and combines comfort and style in a sought-after location .





Approx. Dimensions

| | |
|----------------|--|
| Vestibule | 1.92m x 1.19m |
| Lounge | 5.01m x 3.65m |
| Kitchen/Dining | 5.83m x 4.15m (kitchen) & 3.57m (dining) |
| Utility room | 2.33m x 1.72m |
| Master bedroom | 4.01m x 3.18m |
| En suite | 2.29m x 1.17m |
| Bathroom | 2.49m x 1.81m |
| Bedroom 2 | 2.62m x 3.88m (incl. wardrobe space) |
| Bedroom 3 | 2.90m x 3.40m (incl. wardrobe space) |

Extras Included

Fitted floor coverings, blinds, curtains, hob, oven, dishwasher, fridge, washing machine, tumble drier, freezer.

| | |
|----------------|---------------------------|
| 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.