

2 WYVIS DRIVE, NAIRN IV12 4SU

Offers Over £245,000



A spacious extended bungalow in the sought-after Achareidh development, offering flexible living areas, three bedrooms and a modern wet room, all set within wraparound gardens with parking and sheds to the rear.

***R&R Urquhart*** LLP





Tucked within the ever-popular Achareidh development, this extended three-bedroom bungalow offers generous space, great natural light and a flexible layout which could allow for 4 bedrooms.

Stepping through the UPVC front door and side screen, you enter an inviting L-shaped hall that leads to a bright front lounge, where a floor-to-ceiling window frames the garden and allows lots of natural light in.

The home provides two comfortable double bedrooms, one positioned to the front and the other to the rear, each benefiting from built-in storage, along with a third single bedroom ideal for a home office or guest room.



The kitchen is fitted with light wood-effect units with complementing speckled worktops and splashback. A 1½ bowl stainless steel sink sits beneath the rear window and a Glow-Worm gas central heating boiler is mounted neatly on the wall. From here, French doors open into the extension, a generous dual-aspect room that offers a lovely connection to the garden and makes an excellent second reception space.

The wet room, beautifully refurbished in 2023, features stylish wet-wall panelling, anti-slip vinyl flooring, a Mira Advance electric shower, WC and wash-hand basin with mirrored cabinet, all accessed via a space-saving sliding door.

Outside, the majority of the garden lies to the front, with additional areas to the side and rear, providing plenty of scope for planting and seating. Rear parking, two useful sheds and a paved ramp leading to the rear lounge entrance add further practicality, whilst a Summer house to the front allows for a peaceful, flexible garden retreat.

With its spacious footprint, appealing setting and excellent potential, this is a home must be viewed.





**Approx. Dimensions**

Lounge	4.33m x 4.60m
Bedroom 1	3.75m x 3.09m
Bedroom 2	4.18m x 2.60m
Bedroom 3	2.97m x 2.42m
Wet room	2.32m x 2.00m
Kitchen	4.30m x 2.25m and 3.24m
Lounge 2	4.30m x 4.24m

**Extras Included**

Fitted floor coverings, blinds, cooker, fridge freezer, 2 sheds. (one with power), Summer house.

Heating	Gas fired central heating ( boiler serviced January 2026)
Double Glazing	uPVC double glazing.
Council Tax	Band Band D
EPC Rating	
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.

**R&R Urquhart LLP**

**Nairn Office**  
20 High Street,  
Nairn IV12 4AX  
T: 01667 453278  
F: 01667 453499

**Inverness Office**  
Ness Horizons Business Centre,  
Kintail House, Beechwood Park  
Inverness IV2 3BW  
T: 01463 250025

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

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



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