

20 SUTORS AVENUE, NAIRN IV12 5BA

Offers Over £130,000



Two bedroom end terraced property with front and rear gardens, off-street parking to accommodate several vehicles and space for a garage

R&R Urquhart LLP



20 Sutors Avenue offers great capacity to a first time buyer or investor alike. The property is now at the stage where it requires some modernisation to realise once again a great home with generous sized rooms and a garden with great potential. A short walk leads to Sainsburys Supermarket, the open countryside and the River Nairn

From Sutors Avenue there is access onto the paved driveway which has capacity for

several vehicles and space to the rear for a garage. A paved path then leads to the front door. The front garden is enclosed by a wall, mainly laid to lawn with some established shrubs and bushes. The rear garden is a blank canvas offering great potential to plan and design a lovely area.

The front door enters into the hallway which benefits from an under stair storage area for coats and shoes, this area also houses the electric circuit box and meter.

Off the hall lies a spacious lounge/diner, which is dual aspect. A focal point is created by way of a gas fire which houses the gas central boiler behind.

Adjacent to the lounge is the kitchen which is modern and fitted with attractive wood effect wall and base units, black laminate worktops and tiled splashback. A stainless steel sink, cooker and fridge freezer are included and a door leads to the rear garden.

A carpeted staircase off the hall leads to the first floor landing where there is access to the loft, two double bedrooms and the bathroom.

Bedroom one sits to the front. It is a generous double room with a triple built-in wardrobes which house the hot water tank. Bedroom two sits to the rear. The bathroom comprises a white WC, wash hand basin and bath with a Mira electric shower over.



Approx. Dimensions

Lounge/Dining Room	5.60m x 3.32m
Kitchen	3.55m x 1.90m
Bedroom 1	3.83m x 2.76m
Bedroom 2	3.13m x 2.75m
Bathroom	2.19m x 1.69m

Heating	Gas central heating
Double Glazing	uPVC double glazing
Council Tax	Band A
EPC Rating	Band D
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.