

21 ALTON BANK, NAIRN IV12 5PJ

Offers Over £165,000



Immaculate and move-in ready, this spacious two-bedroom home is perfect for first-time buyers and ideally located in a popular residential area with easy access to Inverness, local shops, and bus routes. The property features a modern kitchen, stylish bathroom, bright dual-aspect lounge, and generous storage throughout.

***R&R Urquhart LLP***





An ideal first-time buy in a popular residential area, this well-presented home is conveniently located close to a general convenience store with post office, within easy reach of bus stops, and handy for commuting to Inverness.

To the rear, a fully enclosed garden provides a safe and private outdoor space, perfect for children and pets. The garden is laid to lawn with a decking area ideal for entertaining, and includes a useful shed. At the front, steps lead to a composite multi-locking front door, with additional outdoor storage which also houses the gas meter.

Inside, the entrance hall benefits from two generous full-height cupboards, one housing the Worcester central heating boiler, circuit breaker, and space for coats and storage. A further shelved cupboard and a low-level under-stair cupboard offer excellent additional storage.



The modern kitchen is finished to a high standard, featuring white gloss wall and base units with wood-effect laminate worktops and upstands, and a glass splashback behind the gas hob. A window overlooks the rear garden above a contemporary black composite sink. All appliances are integrated, including fridge, freezer, electric oven, gas hob, washing machine, and dishwasher. There is also space for informal dining, and the room is completed with durable wood-effect laminate flooring.

The bright, dual-aspect lounge is tastefully decorated in neutral tones and benefits from patio doors opening directly onto the rear decking and garden. This welcoming space is carpeted and offers a relaxing environment for everyday living.

A carpeted staircase leads to the half landing which features a window to the front, then leading to the main landing with a full-height shelved storage cupboard.

There are two very spacious double bedrooms; the first boasts wall-to-wall built-in storage, while the second has triple mirrored built-in wardrobes. Both are laid with neutral quality carpeting.

The recently refurbished bathroom is finished to a stunning standard, with modern white Roca sanitaryware including WC and wash hand basin with integrated storage, an illuminating mirror above, and a bath with a Mira mains-fed rain shower and additional hand-held riser. A window to the rear brings in natural light, and beautiful natural stone-effect ceramic tiles enhance both the walls and floor. A chrome ladder-style radiator completes the look.

This immaculate property is truly in walk-in condition and offers comfort, practicality, and style in a desirable location.











### Approx. Dimensions

Kitchen	4.07m x 3.26m
Lounge	4.91m x 3.52m
Bedroom 1	4.11m x 3.00m
Bedroom 2	4.10m x 2.84m
Bathroom	2.90m x 1.78m

### Extras Included

Blinds, fridge, freezer, oven, hob, washing machine, dishwasher

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band C
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.

**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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