

23 WOODSIDE CRESCENT, NAIRN IV12 4SX

Offers over £200,000



This beautifully presented three-bedroom semi-detached home is situated in the highly sought-after Achareidh development in the seaside town of Nairn.

***R&R Urquhart LLP***





This property is in walk-in condition and would make an ideal home for first-time buyers, families, or anyone seeking a move-in-ready property in a popular and well-established residential area.

The house enjoys a generous plot with neatly maintained gardens to the front, side, and rear, mainly laid to lawn for easy upkeep, and planted with some established trees and shrubs. A charming pergola creates a pleasant outdoor seating area, perfect for relaxing or entertaining, complete

with a brick built barbecue. The garden is fully enclosed by a block wall, with wrought iron gates opening onto a private driveway providing convenient off-street parking. Additional outdoor features include a shed and a garden storage box.



Access to the property is via a uPVC front door with side-screen, leading into a bright and welcoming entrance hallway. The hall includes a large understair cupboard providing generous storage, along with a further built-in cupboard and alcove housing the electric unit.

To the front of the property is a well-proportioned lounge, tastefully decorated and featuring a focal point electric fire with an attractive surround. The chimney breast is fitted with gas pipes, giving the option to convert to a gas or open fire if desired, offering flexibility to suit different preferences.

To the rear, the bright and spacious kitchen/dining room features a contemporary design with crisp white units, grey laminate worktops, and a striking silver and blue splashback. The kitchen comes fully equipped with integrated appliances including a built-in oven, gas hob, fridge, freezer, dishwasher, and washing machine. A large pantry provides excellent additional storage, and the Worcester central heating boiler, which is serviced annually, is also located here. Two rear-facing windows flood the space with natural light and offer pleasant views over the rear garden. Ample space is available for dining furniture.







A carpeted staircase leads to three comfortable bedrooms and a well-appointed bathroom. Bedroom one, situated at the rear, is laid with carpet and benefits from two double wardrobes. Bedroom two is a spacious carpeted double room to the front, featuring mirrored wardrobes, while bedroom three is also front-facing and includes a built-in wardrobe and carpet flooring.

The bathroom has been finished to a high standard, fully tiled and complemented with wet wall panelling. It features a WC, wash hand basin, and a bath with a Mira electric shower over. A chrome heated towel rail and limed wood-effect laminate flooring complete the modern look.

With its immaculate presentation and offering a superb combination of comfort, style and appealing outdoor space, this property offers excellent value in one of Nairn's most desirable residential areas. With no chain, it also offers a buyer a flexible house move.



**Extras Included**

Blinds curtains and lounge matching cushions, Dimplex fire unit, oven, hob, fridge, freezer, dishwasher, washing machine, shed and PVC storage box. Some furniture by separate negotiation.

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.

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