

23 OLD BAR ROAD, NAIRN IV12 5BX

Offers over £280,000



A unique three storey semi-detached property offering generous accommodation and taking in beautiful sea views.

*R&R Urquhart* LLP

23 Old Bar Road is one of only two properties of its design in the Meadow Lea development of Nairn.

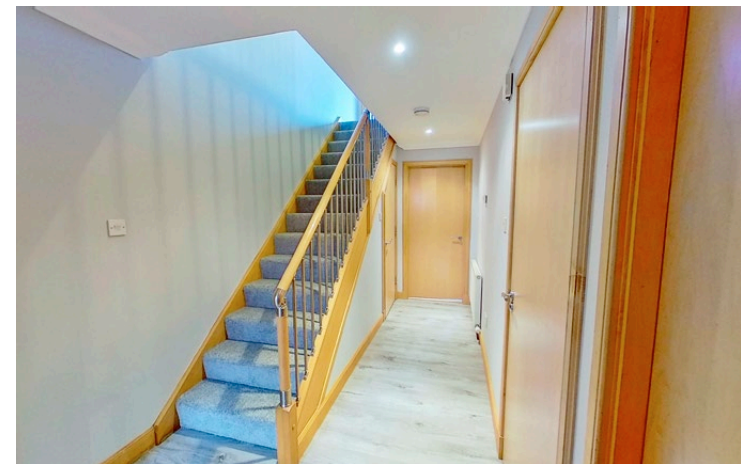
A great family home offering lots of accommodation over three floors with plenty options for the growing family to have their own space.

A large entrance vestibule with a cupboard housing the electric circuit unit and meter, guides one into the spacious hallway. A generous understairs cupboard with light provides coat hanging facilities and excellent storage.

The lounge/dining room is a large, bright room, great for entertaining and takes in views to the Moray Firth over Nairn Dunbar Golf Club. Patio doors lead to the garden which is laid to lawn, enclosed by timber fencing and includes a shed.

The kitchen is sleek and modern, fitted with white gloss wall and base units with a laminate worktop and tiled splashback. Included in the sale is a 1½ bowl stainless steel sink, a Bush range cooker, Bosch extractor hood, Kenwood American style fridge freezer with water dispenser and a Beko washing machine. A cupboard conceals the Worcester central heating boiler which was installed in December 2022.

Also conveniently on the ground floor is a double bedroom with newly installed en suite shower room. Ideal if stairs pose a problem. There is also a separate cloakroom with WC and wash hand basin off the hallway.



A newly carpeted staircase with a contemporary oak and stainless steel handrail leads to the first floor landing where there are two bedrooms and two excellent full-height storage cupboards. The fabulous master bedroom has the benefit of patio doors and a spacious balcony taking in stunning views of the Moray Firth and beyond. There is also an ample en suite bathroom comprising His and Her wash hand basins built into a vanity unit, along with a bath, WC and large shower cubicle with an 1100mm shower tray and mains fed shower.

Bedroom 2 sits to the front of the property and again benefits from an en suite shower room. A window and Juliette balcony to the front allow lots of natural daylight to flood in. Both the master bedroom and bedroom 2 provide excellent mirrored built-in storage.

Off the landing a feature spiral staircase leads to the second floor where there is a huge 4th bedroom with stunning sea views. This room could be very flexible in use depending on individual requirements. A large round window gives a nautical effect to the room.

### Outside

There is very generous loc-bloc parking to the front of the property which could accommodate several vehicles. A path to the side leads to the rear garden which is enclosed by timber fencing with an open aspect beyond. The garden is laid to lawn.

Nairn town centre and other amenities can be reached by a pleasant walk. There are also various off-road routes and paths to the rear of the property to accommodate dog-walkers, joggers and cyclists which also lead to Culbin Forest, stunning beaches and the harbour.

### Factoring

A factoring fee of approx £101 per annum is payable to Screenautumn Property Factors to cover maintenance of the communal grounds in the development.



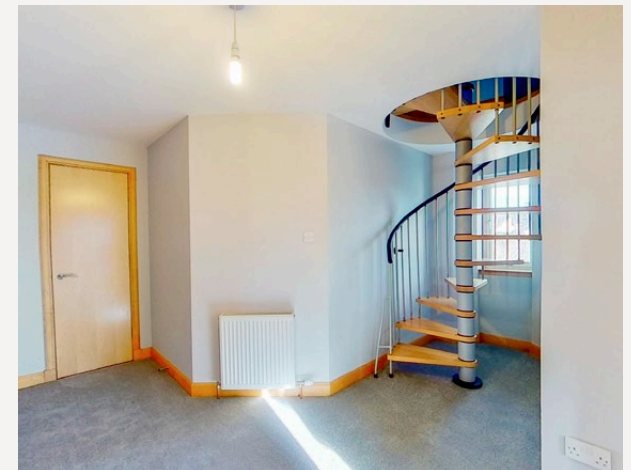
### Approx. Dimensions

Lounge/Dining Room	5.23m x 4.21m
Kitchen	3.04m x 2.93m
Vestibule	1.95m x 1.44m
Cloakroom	1.53m x 0.99m
Bedroom 3	3.71m x 2.98m
En suite	1.98m x 1.53m
Master Bedroom	4.53m x 3.32m
Master En suite	2.83m x 2.83m
Bedroom 2	4.54m x 2.92m
Bed 2 En Suite	2.29m x 1.61m
Bedroom 4	5.25m x 5.27m

### Extras Included

Blinds, fitted floor coverings, washing machine, range cooker, fridge freezer

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band E
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.