

25 OSPREY CRESCENT, NAIRN IV12 5LG

Offers Over £300,000



Attractive four bedroom detached villa with garage, offering a superb family home, situated on the Eastern outskirts of Nairn

*R&R Urquhart* LLP



25 Osprey Crescent offers an abundance of accommodation with generous room sizes in a modern and easily maintained property. Osprey Crescent is a quiet, no-through cul-de-sac where the communal grounds are maintained by a third party to assist in the neat and orderly presentation of the development.

Within a pleasant stroll to the town centre and close-by to Nairn Dunbar Golf Course for the golfing enthusiast. There is also access near-by for walks to the beach and Culbin Forest.

**HALL** **5.42m x 1.97m**

Accessed via a uPVC front door. A bright and welcoming hall, offering a full height cupboard housing the hot water cylinder and providing some storage.

**LOUNGE** **5.42m x 3.92m**

Attractive, spacious room to the front aspect. A focal point is created by way of a gas inset fire with a timber surround and marble hearth. Glazed double doors lead to the hallway.

**DINING ROOM** **3.09m x 3.03m**

Adjacent to the kitchen for convenience, and offering ample room for a dining table, chairs and freestanding furniture. French doors lead to the conservatory.

**CONSERVATORY** **4.52m x 3.84m**

A bright and very useful room to the rear of the property from which to enjoy the garden. Glazed to three sides and with French doors leading to the garden.

**KITCHEN** **4.69m x 3.09m**

A large contemporary dining kitchen with a window to rear aspect and fitted with cream wood effect wall and base units and complementing laminate worktops. Appliances include a four ring gas hob, single oven, extractor fan, stainless steel 1½ bowl sink and a free standing fridge freezer. Space is available for a dishwasher. Three doors – one to the hall, one to the dining room and one to the utility room.



**UTILITY ROOM** **2.37m x 1.65m**

With wall and base units for additional storage and a stainless sink and drainer. There is space for a tumble dryer and a washing machine is included. A door leads to back garden and a further door to the Jack and Jill shower room. There is also a door to the kitchen. A wall mounted cupboard houses the central heating boiler.

**MASTER BEDROOM (downstairs)** **3.40m x 4.30m**

A bright and generous bedroom to the front of the property with lots of space for freestanding furniture. Door to -

**JACK AND JILL SHOWER ROOM** **1.98m x 1.70m**

Accessed from the master bedroom and from the utility room for convenience. Comprising a WC, wash-hand basin with storage below and a shower cubicle housing a mains fed shower. A window faces to the side aspect.

Carpeted stairs to

**LANDING** **3.33m x 1.64m**

Offering great storage by way of one double and two single full height storage cupboards. Access to the loft via a hatch.

**BEDROOM 2** **3.65m x 5.22m (into window recess)**

A large bright room to the front aspect and laid with carpet. A recessed dormer window adds a feature to the room and storage is available via a raised a built-in cupboard.

**BEDROOM 3** **4.81m x 4.10m (into window recess)**

Another generous bedroom to the front aspect, again with some storage via a raised built-in cupboard. Laid with carpet and again with a feature Dormer window.

**BEDROOM 4** **2.85m x 3.53m**

Two Velux windows to rear allowing plentiful natural daylight to enter and easily having capacity for a double bed and furniture.

**BATHROOM** **2.27m x 1.80m**

Comprising a WC, wash-hand basin with storage below and bath with a shower over. A Velux window faces to the rear aspect and allows plentiful natural daylight in.

**GARDEN**

The front garden is mainly laid to lawn. A generous driveway which could accommodate several vehicles leads to the single garage which has power and light. The rear garden is also mainly laid to lawn, is fully enclosed and very secluded, providing an ideal child and pet friendly environment.



**Extras Included**

Carpets, curtains, fridge freezer, washing machine.

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