

26 LOCH AVENUE, NAIRN IV12 4TF

Offers over £175,000



Desirable three bedroom terraced property is brought to the market benefitting from a refurbished kitchen, bathroom, gas central heating system and excellent off-street parking. Located in a popular residential area of Nairn with easy access to all amenities

R&R Urquhart LLP

An excellent property brought to the market appealing to a variety of buyers. Offering very generous room sizes, a South facing fully enclosed garden and ample off-street parking.

Situated in a popular residential development to the West of Nairn, ideal for commuting to Inverness. The property is also ideally placed for easy access to Nairn Academy only a short stroll away. A bus route runs close-by and a Co-op convenience store with post office is just along the road.

In recent times the property has benefitted from a beautiful newly installed contemporary kitchen, an impressive modern bathroom and had a gas central heating system, all adding to the overall appeal of the property.

Hall **7.70m x 1.83m**

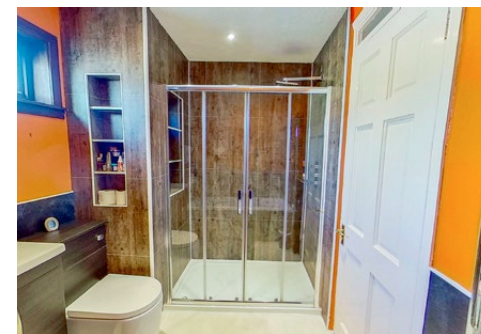
Entered via a double glazed uPVC door and offering a pleasant entrance into the property with plenty natural daylight and two large storage cupboards one of which provides excellent storage and coat hanging facilities. It also houses the electric circuit units.

Lounge **4.74m x 3.69m**

A bright well-proportioned room to the rear of the property gaining lots of natural daylight from the South facing aspect. The floor is laid with a neutral coloured carpet and a robust oak mantel adds a nice feature.

Dining Kitchen **4.74m x 3.80m**

A beautiful contemporary dark navy kitchen, which is very much sought-after at the moment, with an attractive tiled splashback and light oak effect worktops. Included is a cooker with double oven and electric hob, dishwasher, fridge, freezer and an amazing built-in pantry with automatic lighting providing excellent additional storage. There is ample room for a family sized dining table and chairs. A large walk-in cupboard with a small window to the front, houses the Worcester central heating boiler and control panel along with providing storage, this cupboard also offers space and plumbing for a washing machine as an added bonus.



From the hallway, a carpeted staircase leads to the first floor landing accessing all bedrooms and the bathroom. A hatch in the ceiling gains access to the partially floored loft via a drop down ladder.

Bedroom 1 **3.43m x 3.00m**

A spacious room the rear of the property laid with neutral coloured carpeting and benefitting from built-in wardrobes. There is a pleasant open outlook onto playing fields

Bedroom 2 **4.30m x 2.60m**

A further good size room to the rear of the property attracts lots of natural daylight. Again the floor is laid with neutral coloured carpeting and again there is a pleasant open outlook onto playing fields.

Bedroom 3 **3.72m x 3.14m**

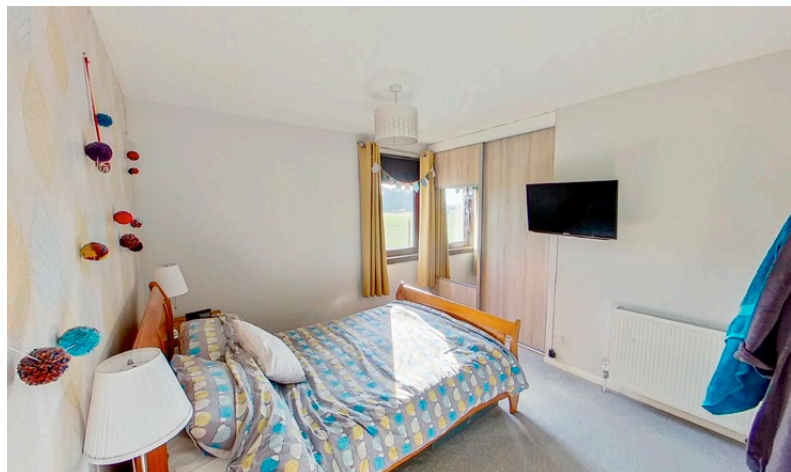
Another generous double room, this time to the front of the property laid with similar neutral coloured carpeting.

Bathroom **2.04m x 2.83m (into shower)**

A beautiful and elegant bathroom refurbished in recent years and comprising a white integrated WC, wash hand basin with storage below, a bath and a 1300mm shower cubicle clad in attractive wood-effect wet-wall panelling and housing dual showerheads. Convenient recessed shelving around bath and into the shower cubicle provides some storage and ornament display.

Outside

To the front of the property there is generous off-street parking for 3 vehicles. To the rear, the South facing garden is fully enclosed, mainly paved with a small lawn and a shed is included. A gate to the rear gives access to a pedestrian path convenient for accessing countryside walks and Nairn Academy.



Approx. Dimensions

Hall	7.70m x 1.83m
Lounge	4.74m x 3.69m
Dining Kitchen	4.74m x 3.80m
Bedroom 1	3.43m x 3.00m
Bedroom 2	4.30m x 2.60m
Bedroom 3	3.72m x 3.14m
Bathroom	2.04m x 2.83m (into shower)

Extras Included

Fitted carpets and floor coverings, blinds, dishwasher, fridge/freezer, cooker, timber shed.

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