

R&R Urquhart LLP



26 Old Bar Road, Nairn IV12 5BX

Brought to the market in great condition, this 3 bedroom semi-detached dwelling has recently benefitted from a newly fitted contemporary kitchen and utility room and offers generous accommodation over two floors.

Providing lots of storage, an integral garage and a fully enclosed garden, this property offers the ideal family home.

Built approx. 12 years ago, the property is located to the East side of Nairn in a popular residential area.

- Hall • Cloakroom with WC • Lounge • Kitchen/Dining Room • Utility Room
- 2 Double and 1 Single Bedrooms, (master with en suite)
- Family bathroom • Garage

Offers Over £225,000

HSPC Ref - 58395



26 Old Bar Road, Nairn IV12 5BX

PRICE	Offers Over £225,000
ACCOMMODATION	Hall, Cloakroom with WC, Lounge, Kitchen/ Dining Room, Utility Room, 2 Double and 1 Single Bedrooms, (master with en suite), Family bathroom, Garage.
EXTRAS INCLUDED	Fitted floor coverings, blinds, curtains, oven, hob, fridge, freezer.
HEATING	Mains gas central heating
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	D
EPC RATING	C
SERVICES	Gas - Mains Electricity - Mains Water - Mains Drainage - Mains

OUTSIDE

To the front, there is gravel parking to the front of the single garage and a lawned area to the other side of the paved path. The rear garden is fully enclosed by timber fencing and laid to lawn providing a pet and child friendly space.

HALL

5.00M X 2.37M

The floor is laid with solid wood flooring and there is a generous understair cupboard for storage and which also houses the electric consumer unit.

A carpeted staircase leads to the first floor and landing.

CLOAKROOM WITH WC

1.80M X 1.03M

Just off the hallway and comprising a white WC, wash hand basin, coat hanging rail and a window to the front.

LOUNGE

4.82M X 3.80M

A bright spacious room to the front of the property laid with solid wood flooring and benefitting from sliding pocket doors to the dining room and kitchen

KITCHEN / DINING ROOM

6.07M X 2.85M

A desirable contemporary room with ample space for a family dining table and doors are leading to the rear garden. The newly fitted kitchen provides good storage by way of modern grey hi-gloss units and smart, complementary wood effect worktops. Included are, a four ring gas hob, electric oven, extractor hood, stainless steel sink, fridge, and freezer.

UTILITY ROOM

3.08M X 1.85M

Fitted with units and work top to complement the kitchen and with a stainless steel sink, plumbing for a washing machine and space for a tumble dryer. The Worcester central heating boiler is located on the wall. A door leads to the rear garden and a further door to the single garage, which has light, power and an up and over door.

A carpeted staircase leads to the first floor landing with window to the side aspect, a cupboard housing the Megaflo hot water cylinder and a hatch accessing the loft.

BATHROOM

2.17M X 1.75M

Family bathroom comprising an integrated white WC and wash hand basin. Bath with a Trevi mains fed shower over, tiling around the bath and sink area. A window faces to the rear aspect and the floor is laid with ceramic floor tiles.

BEDROOM 1

3.66M X 3.15M

Master bedroom to the front of the property benefitting from an en suite, built-in triple mirrored wardrobes, carpeting and partial sea views between the houses opposite.

EN SUITE

2.48M X 1.22M

Comprising a white WC, wash hand basin and shower cubicle housing a Trevi mains fed shower, tiled within. The floor is laid with ceramic floor tiles.

BEDROOM 2

3.12M X 2.85M

A pleasant double room to the rear of the property benefitting from double mirrored wardrobes, carpeting and a Juliette balcony.

BEDROOM 3

3.10M X 2.18M

To the front of the property, a single room, laid with carpet, built-in storage and again as the master bedroom, some partial views of the sea.



26 Old Bar Road, Nairn IV12 5BX

R&R Urquhart LLP



26 Old Bar Road, Nairn IV12 5BX

VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £225,000

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
Solicitors & Estate Agents
Established 1829

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499
www.urquhartproperty.com