

R&R Urquhart LLP



26 Spires Crescent, Nairn, IV12 5PZ

New to the market, this very desirable four bedroom detached property with garage in a popular residential area to the Eastern side of Nairn.

The property has recently benefitted from a newly installed contemporary kitchen which has been incorporated into the dining room and now provides a super open-plan bright room with two sets of French doors accessing the rear garden.

This is a fantastic home offering plentiful space for family living.

Ground Floor - Hall • Lounge • Kitchen /Dining Room • Utility Room
• Master Bedroom with En Suite Shower Room.

First Floor – Three Double Bedrooms • Family Bathroom

Offers Over £265,000

HSPC Ref: 57704



26 Spires Crescent, Nairn, IV12 5PZ

PRICE	Offers Over £265,000
ACCOMMODATION	Ground Floor - Hall, Lounge, Kitchen /Dining Room, Utility Room, Master Bedroom with En Suite Shower Room. First Floor – Three Double Bedrooms, Family Bathroom
EXTRAS INCLUDED	Fitted floorcoverings, blinds, The light fittings in the lounge, bedrooms 1, 3 & 4 will not be included in the sale.
HEATING	Gas central heating
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	Band E
EPC RATING	Band B
SERVICES	Electricity - Mains Gas - Mains Water - Mains Drains - Mains Telephone - Wired

Dimensions

Hallway	5.32m x 1.95m
Lounge	5.38m x 3.73m
Dining Kitchen	7.60m x 3.04m
Utility Room	2.09m x 1.60m
Master Bedroom	4.41m x 3.39m
En suite	1.74m x 1.76m
Bedroom 2	4.86m x 3.40m
Bedroom 3	4.74m x 2.91m
Bedroom 4	3.64m x 2.81m
Bathroom	2.27m x 1.95m

From Spires Crescent, the property is accessed via a tarmac driveway providing off-street parking for vehicles and leads to the single garage which benefits from power and light. The front garden is bound by hedging and is mainly laid to lawn with some planted trees and shrubs. To the rear, the garden is fully enclosed by timber fencing providing seclusion and safety for young children and pets. A shed is included in the sale and a rear door accesses the garage. The roof of the property has been

fitted with electricity generating solar panels which are connected to the National Grid. The present owner benefits from an annual return from the panels.

Inside the property the hallway is spacious laid with durable ceramic tiles. A cupboard under the staircase houses the hot water cylinder and also provides coat storage. The electric consumer unit is housed in a small cupboard nearby.

The lounge sits to the front of the property and is a well-proportioned room with a large window overlooking the front garden. A gas fire with an oak surround provides a focal point in the room. Also off the hallway lies the dining room and kitchen which until relatively recently comprised two rooms, now with wall removed, provides a desirable open-plan kitchen come dining room with two sets of French doors accessing the rear garden. All planning consents have been sought by the Seller and will be available to the Purchaser. The kitchen has been fitted with attractive contemporary units and incorporates high end appliances, namely, a Bosch dishwasher, a NEFF pyrolytic self-cleaning, steam oven, a five ring NEFF gas hob, extractor hood and a Belfast ceramic sink. A kitchen island provides additional storage and a seating area for casual dining. The worktops are manufactured from durable granite. There is plentiful space for a large dining table and chairs to one end. Off the dining room lies a utility room fitted with wall and base units, a stainless steel sink with drainer and provides space for white goods. A large window gains lots of natural daylight and overlooks the back garden.

Going back to the hallway and just off, is a spacious master bedroom to the front of the property which benefits from a roomy en suite which comprises a white WC, wash hand basin with storage below and a shower cubicle housing a mains fed Mira shower.

A carpeted staircase leads to the first floor landing which includes very generous built-in storage and gives access to the loft via a ceiling hatch. On the first floor, there are three spacious bedrooms. Two to the front and one to the rear and all of double capacity. Bedroom 2 provides triple mirrored wardrobes and a shelved alcove. Bedroom 3 also has a raised built-in cupboard, whilst bedroom 4 has a pleasant window seat under the Velux windows which could also incorporate some storage.

The family bathroom also lies on the first floor and comprises a white WC, wash hand basin with storage below and a shower-bath with glass screen, a mains fed 'rain' shower and a bath tap shower attachment.

Nairn is a thriving community which benefits from two championship Golf Clubs, restaurants, bars, shops and beautiful beaches. There is also an abundance of opportunities for outdoor activities in the surrounding area. Nairn offers a train station and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools, a choice of pre-school nurseries and Nairn Academy provides secondary education.

LOUNGE



KITCHEN



KITCHEN DINING



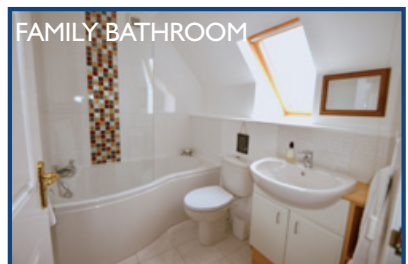
BEDROOM 3



BEDROOM 1 TO ENSUITE



FAMILY BATHROOM



26 Spires Crescent, Nairn, IV12 5PZ

R&R Urquhart LLP



26 Spires Crescent, Nairn, IV12 5PZ

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

ENTRY By mutual agreement with the seller.

PRICE Offers over £265,000

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