

27 GLENELG GARDENS, NAIRN IV12 4TD

Offers Over £160,000



Three bedroom semi-detached dwelling located in a well-established residential area to the West side of Nairn

R&R Urquhart LLP

A great property which should appeal to a wide range of buyers and brought to the market at a very realistic price.

The property is located in a popular residential area of Nairn and is only steps away from Nairn Academy. Although Nairn Academy sits directly to the rear, a new school is zoned imminently further along the playing fields, and once the existing school is demolished, a fantastic open outlook will be had.

Close-by is a Co-op convenience store and Post Office and a Gulf garage, which incorporates a Spar grocery. Bus routes are also handy.

Outside

The front garden is enclosed by a block and harled wall, is of low-maintenance and a paved path leads to the front door. The rear garden is fully enclosed by hedging and timber fencing. Mainly laid to lawn and with a paved patio area. A greenhouse and shed are included in the sale. To the side of the property, a paved driveway provides ample off-street parking.

Hall 3.94m x 0.98m

A uPVC glazed front door leads in to the hall, accessing all ground floor rooms. A carpeted staircase leads to the upper floor. There are two generous storage cupboards in the hall. One houses the electric meter and offers coat hanging space. The other is a deep under stair cupboard offering great storage.

Lounge 5.97m x 3.66m

A well-proportioned room to the rear of the property, laid with carpet and with uPVC glazed patio doors to the rear garden. An electric fire with surround provides a focal point in the room.



Kitchen **3.89m x 2.59m**

Situated to the front of the property and fitted with oak effect units, a durable laminate worktop and tiled splashback. A 1½ bowl composite sink sits below the window and appliances consist of an oven, gas hob and extractor hood. Space is available for white goods and there is ample room for an informal dining table and chairs.

Cloakroom **2.07m x 0.96m (Downstairs)**

With a window to the front of the property and comprising a white WC and wash hand basin.

First Floor Landing

Accessing all bedrooms and the bathroom. A large cupboard houses a Potterton central heating boiler which has been regularly serviced. The loft hatch is located on the landing, the loft being partially floored and insulated.

Bedroom 1 **4.48m (incl. wardrobes) x 2.60m**

A bright spacious room to the rear of the property offering ample space for a double/king size bed and freestanding furniture. A double mirrored built-in wardrobe also provides excellent storage. The floor is laid with carpet.

Bedroom 2 **3.52m (incl wardrobes) x 3.28m**

Another generous bedroom to the rear of the property again with lots of space for a double/king size bed and also benefitting from triple built-in wardrobes.

Bedroom 3 **2.81m (incl wardrobes) x 2.61m**

A spacious single/small double room to the front of the property, would also be ideal as a home office/study. Again benefitting from built-in double wardrobes.

Bathroom **2.15m x 1.75m**

To the front of the property and comprising a white WC, wash hand basin and bath with a Triton electric shower over. Ceramic tiling lines the walls around the bath and wash hand basin.

**Approx. Dimensions**

Hall	3.94m x 0.98m
Lounge	5.97m x 3.66m
Kitchen	3.89m x 2.59m
Cloakroom	2.07m x 0.96m (Downstairs)
Bedroom 1	4.48m (incl. wardrobes) x 2.60m
Bedroom 2	3.52m (incl wardrobes) x 3.28m
Bedroom 3	2.81m (incl wardrobes) x 2.61m
Bathroom	2.15m x 1.75m

Extras Included

Fitted floor coverings, blinds, curtains, oven, hob, extractor hood, shed, greenhouse. Furniture by separate negotiation.

Heating	Gas central heating – Boiler regularly serviced
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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