

29 SUTORS VIEW, NAIRN IV12 5BT

Offers Over £205,000



Two bedroom semi-detached bungalow situated in a popular development to the East side of Nairn, and enjoying sea views through the rooftops of neighbouring properties.

R&R Urquhart LLP



The property offers easily maintained yet spacious accommodation, ideal for a buyer wishing to downsize. The property benefits from a single timber garage along with off-street parking, gas central heating, timber double glazing and a fully enclosed back garden.

A tarmac driveway leads to a side door and provides generous parking, accesses the single timber garage and a gate leads to the back garden. The rear garden is fully enclosed by timber fencing, is laid with grass, paving slabs and some established trees and bushes. A shed is also included.



Extras Included

All fitted floor coverings, blinds and curtains, dining table (not chairs), dining room dresser, fridge freezer, washing machine.

Heating	Gas central heating
Double Glazing	Timber double glazing
Council Tax	Band D
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

Vestibule and Hall

An entrance vestibule leads into the hall which accesses all rooms. The loft is accessed from the hall ceiling via drop down ladder. There is ample floored space with power and light.

Lounge 5.34mx 3.83m

A bright, well-proportioned and spacious room to the front of the property laid with carpet. A focal point is created by means of a fire surround with electric fire insert, and pleasant views of the Moray Firth can be seen.

Kitchen/Dining Room 5.47m x 2.75m (Kitchen) and 3.83m (Dining Room)

Fitted with dark wood effect wall and base units, laminated worktop and attractive tiled splashback. Included in the sale are a washing machine, dishwasher, a new electric oven, ceramic hob, extractor hood and a fridge freezer. A stainless steel sink and drainer sits below the window overlooking the back garden and a door also leads to the sun room. A large cupboard houses the central heating boiler and hot water cylinder. There is ample space for a good size dining table and chairs.



Sun Room – 2.45m x 2.34m

A later addition to the property, glazed to three sides with a door leading to the garden.

Bedroom 1 2.78m x 3.99m (including wardrobe space)

To the rear of the property and benefitting from double wardrobes and neutral coloured carpeting. A door leads to the en-suite.

En – Suite 2.41m x 1.05m

Comprising a white WC, wash hand basin, and shower cubicle tiled within and housing a mains fed shower. A window faces to the rear aspect.

Bedroom 2 2.86m x 3.43m (including wardrobe space)

Presently set up as a single room, located to the front of the property with double mirrored wardrobes and laid with durable wood effect laminate flooring.

Bathroom – 2.39m x 1.76m

To the side of the property and comprising a white WC, wash hand basin, and a bath with a mains fed shower over.

Location

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety



of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village

schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.



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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