

R&R Urquhart LLP



2 Elm Grove, Nairn IV12 4SN

Desirable two bedroom semi-detached bungalow with garage situated in the popular residential development of Achareidh to the Western side of Nairn. The property has been very well-maintained by the owner over a number years and offers convenient living accommodation along with a low maintenance garden and a 1 ½ length garage with electric door. The property is double glazed, gas centrally heated and fitted with a new kitchen a few years back.

- Porch • Hall • Lounge • Kitchen • 2 Bedrooms
- Bathroom • Garage

Offers Over £160,000

HSPC Ref - 57613



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PRICE	Offers Over £160,000
ACCOMMODATION	Porch, Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom, Garage
EXTRAS INCLUDED	Blinds, curtains, floorcoverings, washing machine
HEATING	Gas central heating
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	Band C
EPC RATING	Band D
SERVICES	Gas – Mains Electricity - Mains Water – Mains Drainage - Mains

PORCH

1.77M X 1.59M

Entered via uPVC double glazed door and offering the property good shelter along with storage for outdoor wear. Glazed to two sides. A double glazed uPVC door accesses the hall which is 'L' shaped and benefits from a generous storage cupboard which also houses the electrics for the property. A loft hatch is also accessed from the hall, has a Ramsay style ladder for easy access and houses the central heating combination boiler which is annually serviced and under 10 years old.

LOUNGE

5.57M X 3.47M

A bright South-East facing room providing ample space for sitting and dining. A freestanding unit with electric fire is included. Laid with carpet.

KITCHEN

2.67M X 2.68M

A quality kitchen, fitted only a few years ago with neutral coloured units and durable attractive marble worktops and splashbacks. Fitted to maximise the space and incorporating first-class NEFF appliances which consist of a single oven, four ring gas hob, microwave, extractor hood and fridge with freezer compartment. A freestanding washing machine is also included.

BEDROOM 1

4.10M X 2.80M

To the rear of the property. A spacious room benefitting from two double built-in wardrobes offering great storage. Laid with carpet.

BEDROOM 2

3.24M X 2.70M

A further double room to the rear with a window and a double glazed door leading to the garden. Again benefitting from built-in double wardrobes. And laid with carpet.

SHOWER ROOM

1.80M X 1.68M

Fitted with a WC, wash hand basin and shower cubicle housing a Mira Sport electric shower. Hi-level window to the side and laid with vinyl floorcovering.

EXTERNALLY

The garden to the front and back is attractive and of low maintenance, laid mainly with gravel and paving slabs with interspersed shrubs and pots. The rear garden is fully enclosed and gives access to a side door of the garage. The garage is of 1 ½ size lengthwise offers power, light and a smooth, quiet electric door. The driveway offers parking for several vehicles and is laid with tarmac.

LOUNGE



LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 1



BEDROOM 2



BEDROOM 2



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

ENTRY By mutual agreement with the seller.

PRICE Offers over £160,000

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.

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