

2 THE ORCHARD, LOCHLOY ROAD, NAIRN IV12 5BE

Offers over £185,000



Deceptively spacious two bedroom semi-detached bungalow located within an easy stroll of the town centre, riverside and beaches.

R&R Urquhart LLP





2 The Orchard forms part of a four house development comprising similar design semi-detached bungalows. Close to the town centre and all local amenities including a convenience store only steps away. There is also easy access to the riverside, harbour and beaches where pleasant walks can be enjoyed.

From Lochloy Road, a broad gravel driveway which is shared, leads to the four properties.

The property has a garden to the front which is laid with grass, and a loc-bloc driveway provides private off-street parking. To the rear, the garden is paved, fully enclosed with a wooden gate to the driveway, and an accessibility ramp to the back door. There is also a timber shed.



Extras Included

Fitted floorcoverings, blinds, curtains, double oven, ceramic hob, extractor hood, shed.

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

The property has recently benefitted from some upgrading including a newly installed en suite shower room.

This property would suit a variety of buyers, including someone wishing to downsize and requiring to live on the one level close to the town centre and all amenities.

Hall **4.56m x 0.91m and 3.02m x .091m**

A timber front door with a glazed insert leads into the hallway accessing all rooms, and with a hatch in the ceiling leading to the loft. A shelved cupboard provides good storage and also houses the electric circuit board.

Kitchen **4.38m x 2.91m**

A bright room with ample space available for a dining table and chairs. A door leads to the back garden and two windows allow plentiful daylight in.

Included in the sale will be a double electric oven tower, ceramic hob, extractor hood and a 1½ bowl stainless steel sink. There is additional space for white goods and a Worcester central heating boiler is located on the wall along with the central heating control panel.

Lounge **4.29m x 4.26m**

A well-proportioned room to the front of the property laid with attractive high-gloss wood effect laminate flooring.

Bedroom 1 **3.90m x 3.25m**

A large double room to the rear of the property laid with high-gloss wood effect flooring and providing ample space for furniture, and also benefitting from an en suite shower room.

En suite Shower Room

2.36m (into shower) x 1.12m

Newly installed and fitted with a white WC, wash hand basin and a shower cubicle housing a mains fed Mira shower and lined with wet wall panelling.

Bedroom 2 **3.33m x 2.38m**

To the front of the property, a double room laid with high-gloss wood effect flooring and benefitting from a generous built-in wardrobe..

Shower Room **2.29m x 1.79m**

A well-fitted wet room comprising a white WC, a winged wash hand basin with storage below and a large easy access shower enclosure housing a mains fed Mira shower. The walls and lined with wet-wall panelling and tiling, and the floor with durable anti-slip vinyl.







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.