

3 LODGEHILL PARK, NAIRN IV12 4SA

Offers Over £260,000



Four bedroom detached bungalow with so much potential and located in a highly desirable area of Nairn .

R&R Urquhart LLP



3 Lodgehill Park is a very desirable property with accommodation on the one level and a large fully enclosed garden. Parking is available via a driveway and there is a timber garage.

The property is situated a short walk from the town centre in a quiet no-through development consisting mainly of properties of a similar age and design.

No 3 would now benefit from some upgrading. Although, the property offers huge potential with all rooms being of generous proportions.

The property is entered into through double storm doors into a vestibule, then a uPVC door with stained effect glass leads into the 'L' shaped hallway. To the left is a comfortable, dual aspect lounge which is brought to life

by a feature woodburning stove set in a fireplace, and original exposed floorboards. Adjacent to the lounge is the well-proportioned kitchen which also provides space for dining. There is limited fitted units within the kitchen with additional storage provided by means of free standing units and shelving. A traditional ceramic Belfast sink sits below the kitchen window, and appliances include a cooker, washing machine and American style fridge freezer.



Extras Included

Carpets, blinds and curtains (except the lounge), cooker, washing machine, American style fridge freezer.

Heating	Oil fired central heating. However, the boiler has broken down and will possibly need replaced.
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band F
Gas	At roadside
Electricity	Mains
Water	Mains
Drainage	Mains

A door off the kitchen leads into a sunroom at the rear of the house, this room also features a woodburning stove, is glazed to three sides and a door leads into the garden. This space has the capacity to offer a very pleasant reception room Summer or Winter.

Heading back to the hallway, there are four double bedrooms, all of which can easily accommodate kingsize beds with ample room for additional furniture. One of the bedrooms to

the front of the property, features a bay window along with a concealed chimney breast, allowing this room to be utilised as a further reception room if desired.

The family bathroom comprises a white WC, wash hand basin, bath with electric shower over and a bidet. A window faces to the rear of the property.

A wooden staircase leads to the attic which spans most of the area of the property, has good roof height and a dormer

window faces to the front of the property. This space has great potential for development.

The front garden is bound by a stone wall with wrought iron gates leading onto the driveway. The rear garden although unkempt at present is fully enclosed, secluded and has capacity to form an excellent and very serviceable space.

A structural survey has been carried out on the property and is available by request.







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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