

3 SUTORS RISE, NAIRN IV12 5BU

Offers Over £200,000



Two bedroom semi-detached bungalow situated in a peaceful cul-de-sac on the Eastern side of Nairn

*R&R Urquhart* LLP



The property offers easily maintained yet spacious accommodation, ideal for a buyer wishing to downsize. Freshly decorated and with new carpeting throughout, the property is in walk-in condition. The property also benefits from a single timber garage, gas central heating, timber double glazing and a fully enclosed low maintenance back garden.

A tarmac driveway leads to a side door and also provides generous parking, accesses the single timber garage and a gate leads to the back garden which is fully enclosed by timber fencing, laid with paving slabs and planted with shrub borders.

#### **Vestibule and Hall**

An entrance vestibule leads into the hall which accesses all rooms. A loft hatch is located in the ceiling in the hall.

#### **Lounge 5.35mx 3.82m**

A bright, well-proportioned and spacious room to the front of the property laid with carpet.

#### **Kitchen/Dining Room 5.40m x 2.76m (Kitchen) and 3.82m (Dining Room)**

Fitted with Oak effect wall and base units, laminated worktop and tiled splashback. Included in the sale are a four ring electric hob, extractor hood and single oven. A stainless steel 1 ½ bowl sink sits below the window overlooking the back garden and a door also leads to the garden. There is space for white goods. A large cupboard houses the central heating boiler and hot water cylinder. There is ample space for a good size dining table and chairs.





**Bedroom 1 2.79m x 3.09m (excluding wardrobe space)**

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

**En – Suite 2.42m x 1.04m**

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

**Bedroom 2 2.87m x 2.77m (excluding wardrobe space)**

To the front of the property with double mirrored wardrobes and laid with neutral coloured carpet.

**Bathroom – 2.37m x 1.80m**

To the side of the property and comprising a white WC, wash hand basin with shaver light over and a bath with a mains fed Grohé shower over, glass shower screen and lined with ceramic tiling.





### Extras Included

All fitted floor coverings, blinds and curtains

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

### 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.