

30 MONTGOMERIE DRIVE, NAIRN IV12 5RW

Offers Over £330,000



Extended 'Sorrel' design, 3 bedroom detached bungalow with integral garage located in a much sought after area to the East side of Nairn

R&R Urquhart LLP



30 Montgomerie Drive is a beautiful three bedroom detached family home which at the time of build, was extended to the garage, lounge, master bedroom and sunroom.

Situated within the town on the outskirts of Nairn to the East side, and set amongst properties of a similar style and age, the

property has been in the same ownership since it was built and has been well-maintained and looked after over the years

From Montgomerie Drive a tarmac driveway provides ample off-street parking and leads to the garage which has been extended in size lengthways to provide parking and space for a workshop or suchlike to the

rear. A cupboard in the garage houses the central heating boiler and hot water cylinder and a side door accesses the garden and a further door into the utility room.

The front door leads into a vestibule with a coat hanging cupboard and in turn into the hall which also has a large airing cupboard and a hatch with accesses the loft.

To the left, off the hall is an elegant and spacious lounge with a large window to the front attracting lots of natural daylight. A focal point is created by way of a contemporary electric fire with a surround.

To the rear of the property is a fantastic open plan living space, comprising kitchen, dining room and sun room. The streamlined



kitchen is fitted with a generous selection of wall and base units and includes an integrated fridge, freezer, double electric ovens, gas hob, extractor hood, dishwasher and a stainless steel sink with drainer. There is also ample space for a large dining table and chairs with the bright and airy sun room providing a pleasant space to relax. French doors then lead to the garden.

Also off the kitchen is a convenient utility room providing storage, a stainless steel sink, washing machine, tumble dryer and fridge freezer. A door then leads into the garage.

Going back to the hall, one can access the modern family bathroom which comprises a white bath, WC, wash hand basin and

shower cubicle lined with wet-wall panelling and housing a mains fed power shower. There are then three spacious double bedrooms all offering built-in storage. The expansive master bedroom benefits from an en-suite shower room comprising a WC, wash hand basin and shower cubicle housing a mains fed power shower and lined with wet-wall panelling.

The front garden is mainly tarmac parking and paving allowing for low maintenance, with a small lawned area to each side of the paved path. A gate to the side accesses the rear garden which is fully enclosed, mainly laid to lawn with a drying area and patio area. A shed is included.





Approx. Dimensions

Lounge	5.92m x 3.76m
Sun Room	3.53m x 3.18m
Dining Room	4.76m x 3.00m
Kitchen	3.20m x 3.07m
Utility Room	2.61m x 1.71m
Bedroom 1	5.03m x 4.01m
En suite	2.12m x 2.19m (into shower cubicle)
Bedroom 2	3.49m x 3.35m
Bedroom 3	3.94m x 2.82m
Bathroom	2.00m x 4.00m (into shower cubicle)

Extras Included

Fitted floor coverings, blinds, curtains, washing machine, tumble dryer, fridge/freezer, also integrated fridge, freezer, double electric oven, gas hob, extractor hood, dishwasher and shed.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	E
EPC Rating	C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



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. Pro-

spective 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.

R&R Urquhart LLP

Nairn Office

20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office

Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office

117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com



60469