

R&R Urquhart LLP



30 Seabank Road, Nairn IV12 4EU

One and a half storey detached villa located in a desirable and convenient area of Nairn. Now requiring a bit of modernisation. However, offering real potential for a great family home with an expansive South facing secluded back garden.

- Entrance Porch • Lounge • Kitchen • Conservatory • 3 Double Bedrooms (two with en –suite shower room) • 2 Single Bedrooms • Family Bathroom • Cloakroom with WC and WHB. • Utility Room
- Rear Porch • Double length garage with workshop
- Timber Shed and Greenhouse.

Offers Over £275,000

HSPC Ref - 57611



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PRICE	Offers Over £275,000
ACCOMMODATION	Entrance Porch, Lounge, Kitchen, Conservatory, 3 Double Bedrooms (two with en-suite shower room), 2 Single Bedrooms, Family Bathroom, Cloakroom with WC and WHB. Utility Room, Rear Porch. Double length garage with workshop, Timber Shed and Greenhouse.
EXTRAS INCLUDED	Curtains, blinds, carpets and floor coverings, range cooker, dishwasher, washing machine and fridge/freezer
HEATING	Gas central heating
DOUBLE GLAZING	uPVC
COUNCIL TAX	Band E
EPC RATING	Band D
SERVICES	Electricity – Mains Gas – Mains Water – Mains Drains – Mains Telephone – Wired

From Seabank Road, the property is accessed via a pedestrian entrance and also two vehicular 'in – out' design access. The driveway is laid with loc-bloc and can accommodate several vehicles. There is also access off the driveway to the garage and gates at either side of the property lead to the rear garden.

The South facing rear garden is ample providing lots of space and scope for development. The garden is also nicely secluded with hedges and trees providing privacy. There is a side door accessing the garage and workshop.

Internally, the front porch is accessed via a wood effect uPVC door which is glazed to either side and in turn another glazed door leads into the hallway.

To either side of the hallway as you enter, lie two generous double bedrooms both with en-suite shower rooms. Further on, on the right lies a very spacious lounge with a focal point being created by a timber surround fireplace with gas fire insert. French doors open into the South facing conservatory offering an additional space in which to enjoy the garden views.

Also off the hallway is the kitchen which is fitted with white contemporary units and a laminate worktop. A range cooker, fridge freezer, washing machine and dishwasher are included in the sale. French doors lead to the garden and a further door to the utility room which has a cupboard housing the Worcester central heating boiler and a door leading to the rear porch. Lastly, on the ground floor is the family bathroom comprising a white WC, wash hand basin and bath with a Mira mains fed shower over.

The carpeted staircase leads to the first floor landing which accesses a double and two single bedrooms. Also a cloakroom comprising a WC and wash hand basin set in a vanity unit.

Dimensions:

Ent. Porch	2.20m x 0.97m
Bedroom 1	3.63m x 3.24m
En Suite	2.13m x 1.06m
Bedroom 2	3.62m x 3.29m
En Suite	2.31m x 1.06m
Bedroom 3	4.09m x 3.74m
Bedroom 4	4.15m (at longest) x 2.17 (at widest)
Bedroom 5	3.18m x 2.09m
Cloakroom	1.33m x 1.29m
Bathroom	2.55m x 1.83m
Lounge	5.10m x 4.54m
Conservatory	4.49m x 4.13m
Kitchen	3.57m x 2.80m
Utility	1.95m x 2.48m
Sun Porch	2.33m x 2.45m

LOUNGE



KITCHEN



CONSERVATORY



BEDROOM 1



BATHROOM



BEDROOM 2



GARDEN



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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 £275,000

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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