

31 ORDVIEW ROAD, NAIRN IV12 5NL

Offers over £180,000



Enjoying a quiet edge-of-town position, this well cared-for two-bedroom bungalow offers comfortable, easy-living accommodation with attractive outdoor space.

R&R Urquhart LLP



This appealing two-bedroom semi-detached bungalow offers a wonderful opportunity for those taking their first step onto the property ladder or seeking a relaxed downsizer.

Set within the popular Tradespark area of Nairn, the property enjoys a peaceful position adjacent to open countryside and fields, along with ample communal parking. The property is surrounded by generous front and rear gardens that provide both privacy and lots of natural daylight. The front garden is mainly laid to lawn

with gravelled sections planted with established shrubs, while patio areas at both the front and rear create ideal spots for outdoor seating. The fully enclosed rear garden offers excellent seclusion and features a shed for practical storage along with a charming summer house, perfect for relaxing and enjoying the garden.

Internally, the bungalow is fully double glazed with recently installed quality CR Smith windows and doors, and is well presented throughout.

A vestibule leads into a spacious L-shaped hallway which provides access to all rooms and includes a full-height cupboard housing the central heating combination boiler, complete with a full-service history.

The bright lounge sits to the front, featuring a large picture window overlooking the garden, a carpeted floor, and a chimney breast with a fire surround housing a stove-effect electric fire set on a marble hearth.

To the rear, the kitchen offers direct access to the back garden and benefits from excellent additional full height cupboard storage, alongside white wood-effect wall and base units, laminate worktops and tiled splashbacks. Appliances include a freestanding cooker, fridge freezer and washing machine, with space for a small informal dining table and chairs.

There are two generous double bedrooms, one to the front and one to the rear, both carpeted and fitted with built-in double sliding door wardrobes.

Completing the accommodation is a refurbished wet room comprising a white WC, wash hand basin with storage below, and a shower area with a mains-fed shower, wet wall panels to all walls, anti-slip vinyl flooring, a side window and loft access

All things considered, this is a great property which could suit a variety of buyers, pitched at a very affordable and realistic price.







Approx. Dimensions

Vestibule	2.06m x 1.10m
Lounge	4.49m x 4.08m
Kitchen	4.11m x 2.74m
Wet room	2.36m x 1.73m
Bedroom 1	3.69m x 3.00m
Bedroom 2	3.49m x 3.07m

Extras Included

Fitted floor coverings, blinds, cooker, washing machine, fridge freezer, shed, summer house

Heating	Gas fired central heating (boiler serviced annually)
Double Glazing	uPVC double glazing (recently installed)
Council Tax	Band B
EPC Rating	Band 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. 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.