

31 LOCH AVENUE, NAIRN IV12 4TF

Offers Over £160,000



Three bedroom semi-detached dwelling located in a well-established residential area of Nairn and offering a great deal of well-proportioned accommodation and storage.

*R&R Urquhart* LLP



31 Loch Avenue will appeal to a wide range of buyers and in particular someone who wishes to put their own stamp on a property. Each room is spacious and the available storage is excellent. The ground floor could potentially be flexible in design offering the capacity to redesign to introduce open plan living with the kitchen, dining room and lounge adjacent to each other.

Also on the ground floor is a wet room and a

large walk-in cloakroom with ample storage for coats, shoes, Hoover etc.

On the first floor are three spacious double bedrooms, two with built in storage and a family bathroom.

The front garden is enclosed by a low wooden fence and laid with gravel for low maintenance. A disability ramp has been added to allow for easy access to the front door. There is ample parking on a loc-bloc

driveway to the side of the property and the rear garden is mainly laid to lawn with a patio at the bottom of the garden along with a larger one at the back door.

#### **Hall 4.89m x 0.90m**

A timber front door leads into the hallway accessing all ground floor rooms except the dining room. A walk in cloakroom (2.02m x 1.46m) houses the electric meter, electric circuit unit, central heating boiler

and heating control. There is ample coat hanging space along with an abundance of storage space. A further cupboard beneath the stairs also provides great storage.

#### **Lounge 4.84m x 3.21m**

A bright and spacious room to the front of the property gaining lots of natural daylight and laid with carpet.



**Dining Room 2.89m x 3.21m**

Another well-proportioned room to the rear of the property with a window overlooking the rear garden. The dining room is accessed off the kitchen.

**Kitchen 3.00m x 2.93m**

To the rear of the property and fitted with a good selection of white gloss wall and base units, a black laminate worktop and tiled splashback. Included are a stainless

steel sink and drainer, a cooker, fridge and dishwasher. Doors leads to the back garden, hall and dining room.

**Wet Room 2.04m x 1.38m**

A convenient downstairs wet room housing a WC, a compact corner wash hand basin and an easy access shower enclosure housing a Mira mains fed shower. The floor is laid with anti-slip vinyl.

The staircase leads to the first floor landing giving access to 3 bedrooms and bathroom along with the loft hatch on the landing ceiling. An airing cupboard has slatted shelving and a further huge walk-in cupboard also houses the hot water tank.

**Bedroom 13.42m x 3.19m**

A spacious bedroom to the front of the property and benefitting from a deep built-in wardrobe.

**Extras Included**

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

**Bedroom 2 4.30m x 2.59m**

Another good size double room to the rear of the property.

**Bedroom 3 3.67m x 3.05m**

Again a great room to the rear of the property benefitting from a built-in wardrobe.

**Bathroom 2.05m x 2.05m**

To the front of the property and comprising a white WC, wash hand basin and bath with electric shower over.







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.