

32 SUTORS AVENUE, NAIRN IV12 5AY

Offers over £155,000



Three-bedroom semi-detached property located in a residential area to the East of Nairn providing a great home with generous accommodation and a large enclosed garden.

*R&R Urquhart* LLP



From Sutors Avenue double wrought iron gates leads onto a driveway, paved path leading to the front door and a lawn. The front garden is enclosed by a low block and harled wall and a lean-to to the side of the property provides generous outdoor storage.

The rear garden provides a fantastic outdoor space. Mainly laid to lawn with an attractive raised loc-bloc patio and barbeque area at the bottom. A large workshop (5.50m x 4.30m) offers a desirable space in which to carry out hobbies/DIY or as it's original purpose, a Summer house.

A recently purchased shed is also included, and for anyone with dogs, a dog enclosure with kennel is available. The whole of the rear garden is enclosed by timber fencing.

The front door enters into the hallway. Off the hall lies a spacious dual aspect lounge, a bright room gaining lots of natural daylight. Adjacent is the kitchen which benefits from attractive custom-built units in black gloss with wood trim and complementing wooden worktops. Taking centre stage is a substantial Britannia Pro Chef range cooker comprising 5 burners, a griddle, a grill, two ovens (one with a rotisserie) and a plate warming drawer. A portable oak island provides additional work surface, a breakfast bar provides an informal dining area and there is ample space for white goods. The sink sits below the window overlooking the garden and benefits from a waste disposal unit. A door leads to the rear garden.

There is a spacious cloakroom/utility room next to the kitchen, ideal for white goods, coat and shoe storage.

A carpeted staircase in the hall leads to the first-floor landing where there is a large cupboard which also gives access to the loft.





Bedroom one sits to the front. It is a generous double room with built-in storage over and to the sides of the bed. Bedroom two also sits to the front of the property and is presently used as a twin room. Bedroom 3, a good size single room sits to the rear of the property. The refurbished family bathroom comprises a white WC, wash hand basin and bath, fully tiled walls and floor and a window faces to the rear.

Sutors Avenue is situated to the East side of Nairn and convenient for Sainsbury supermarket and Home bargains store which are within easy walking distance.

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.



### Approx. Dimensions

Lounge/Dining Room -	6.47m x 3.50m
Kitchen -	3.49m x 3.45m
Bedroom 1 -	3.93m x 3.54m
Bedroom 2 -	4.41m x 2.49m
Bedroom 3 -	3.49m x 2.45m
Bathroom -	2.48m x 1.83m

### Extras Included

Carpets and fitted floor coverings, blinds, curtains, range cooker, shed, workshop

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	B
EPC Rating	D
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.