

32 SUTORS VIEW, NAIRN IV12 5BT

Offers over £220,000



Rarely available 3 bedroom semi-detached bungalow with a timber garage and fully enclosed manageable garden located in a quiet no-through road to the East side of Nairn

R&R Urquhart LLP

32 Sutors View presents a very desirable property which should appeal to a wide range of buyers including first time buyers and someone looking to downsize to a property on the one level.

Most similar properties in the area are two bedroom, therefore number 32 has the advantage of a third bedroom. The master bedroom benefits from an en suite shower room with the family bathroom providing a bath. There is a generous dining kitchen with ample room for a good size table and chairs.

The rear garden is fully enclosed by timber fencing with no buildings beyond the fence, mainly laid to lawn and with borders planted with shrubs and low trees. There is a large patio area accessed from the kitchen and a timber garage in very good condition which has a concrete floor, power, light and a side door as well as the front doors. The front garden is mainly lawn and a tarmac driveway provides excellent parking facilities.

The main door is to the side of the property and enters into a vestibule which has the loft hatch in the ceiling. A further door accesses the hall which has a storage cupboard which also houses the hot water tank and Worcester central heating boiler.

Lounge **4.54m x 3.89m**

A bright and generous room with a large window to the front of the property allowing plentiful natural daylight to flood in.

Dining Kitchen **5.19m x 2.77m (kitchen)**
3.00m (dining)

Fitted with dark wood effect units, a green laminate worktop and tiled splashback and including a single electric oven, 4 ring electric hob and extractor hood and a white pvc sink which sits below the kitchen window overlooking the back garden. Space is available for white goods. A door leads to the patio and garden and ample space is available for dining.

Bedroom 1 **3.45m x 2.79m**

A double room to the rear of the property benefitting from double mirrored wardrobes and an en suite shower room.

En suite **1.05m x 2.53m (into shower cubicle)**

Comprising a white shell effect WC and wash hand basin with a shower cubicle tiled within and housing a Grohé mains fed shower.



Bedroom 2 **3.01m x 2.81m**

Another generous double to the front of the property and again benefitting from built-in mirrored wardrobes.

Bedroom 3 **2.86m x 2.61m**

A smaller double to the side of the property benefitting from a single built-in wardrobe.

Bathroom **1.87m x 2.99m (at longest)**

Comprising a white shell effect WC , wash hand basin and bath.

About the area

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	4.54m x 3.89m
Dining Kitchen	5.19m x 2.77m (kitchen) 3.00m (dining)
Bedroom 1	3.45m x 2.79m
En suite	1.05m x 2.53m (into shower cubicle)
Bedroom 2	3.01m x 2.81m
Bedroom 3	2.86m x 2.61m
Bathroom	1.87m x 2.99m (at longest)

Extras Included

Blinds, curtains, carpets.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band D
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.