

33 HOUSEHILL TERRACE, NAIRN IV12 5AS

Offers over £160,000



Three bedroom, mid terraced property is in move-in ready condition, and offers generous accommodation over two floors in a well-positioned location.

R&R Urquhart LLP



This well-presented three-bedroom mid-terraced property is offered for sale in excellent condition and would make an ideal home for a range of buyers. Situated in a quiet setting with no properties overlooking the front and benefiting from a desirable south-facing aspect, the home also features both front and rear gardens.

On entering, you're welcomed by a spacious and bright hallway thanks to a double-glazed front door with double side screens. The hallway includes built-in mirrored sliding door cupboards providing excellent storage for coats, shoes and household items. A ground floor cloakroom is conveniently located off the hall, complete with WC, wash hand basin, and easy-clean wet wall panelling.

To the rear of the property, the kitchen is fitted with wood-effect units, laminate worktops, and tiled-effect splashbacks. A medium-sized kitchen table and chairs can be accommodated in the kitchen, and an under stairs cupboard provides excellent storage. The kitchen also provides access to the rear garden.

The dual-aspect lounge is bright and welcoming, with fitted carpet, a feature free-standing electric fire unit, and patio doors opening to the back garden, allowing in plenty of natural light.

The carpeted staircase leads to a spacious landing with a storage cupboard housing the Worcester central heating boiler. The main bedroom which can accommodate a Super-king bed is south-facing and flooded with natural light. It features wood-effect vinyl flooring and custom-selected furniture including wardrobes, a dressing table, and a chest of drawers. The second bedroom, a double, is situated to the front of the property and includes a large built-in cupboard and wood-effect vinyl flooring.

The third bedroom is a generous single, perfect as a child's room or home office, and benefits from a double built-in wardrobe and again wood-effect vinyl flooring.

The shower room has been recently refurbished to a high standard and features a modern suite with integrated WC, wash hand basin with storage, a 1600mm shower enclosure with a Grohe mains-fed shower, a ladder-style towel rail, and wood-effect vinyl flooring.

The front and rear gardens are designed for low maintenance, mainly laid with gravel and paving and interspersed with shrubs and bushes. The rear garden enjoys a raised seating/decking area







Extras Included

Fitted floorcoverings, blinds.

Heating	Gas fired central heating
Double Glazing	uPVC and Aluminium
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.

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