

36 MONTROSE AVENUE, AULDEARN, NAIRN IV12 5TT

Offers Over £375,000



A simply beautiful and highly energy efficient contemporary home brought to the market oozing style and sophistication

R&R Urquhart LLP

36 Montrose Avenue was designed and built by award winning R.HOUSE in 2017. A Scottish company based on the Isle of Skye, who are committed to producing houses with the highest standards of energy efficiency. With a sleek and contemporary appearance the designs are based on a traditional simplicity that is well suited to the Highland landscape.

This beautiful crisp white and Larch clad house is simplistic in design with lots of natural daylight flooding into each room.

The property is exceptionally economical to run owing to the high level of insulation and South facing solar panels. Gas fired central heating is the main source of heating. However, the present owner feels the wood burning stove in the lounge is generally adequate to maintain an ambient temperature in the home.

Oak doors and flooring add to the quality of the build and bring an additional sense of warmth, whilst contemporary quality sanitaryware throughout adds to the elegance.

The property sits on a very generous plot, certainly one of the biggest in the development. It also sits at the edge of the development, allowing uninterrupted views over the fields to the South.

Entrance Vestibule and Hall

The vestibule is accessed via a high performance sleek pre-finished timber NorDan door. The floor is laid with attractive oak engineered flooring which flows throughout the ground floor. A cupboard houses the electric circuit unit. The 'L' shaped hallway provides space for coat hanging and recessed shelving adds a nice display feature. There are two very generous walk-in cupboards in the hallway.

Lounge/Dining/Kitchen 7.70m x 5.62m

A most impressive open-plan space flooded with natural daylight and taking in uninterrupted views over the fields to the South aspect. The sleek, contemporary kitchen includes Bosch appliances comprising, an oven, microwave, fridge freezer, dishwasher and induction hob. There is ample space for a family sized dining table and chairs and the comfortable lounge area features a woodburning stove. Two sets of sliding patio doors access the South facing decked area.

Master Bedroom & En Suite 4.17m x 3.44m & 3.10m x 1.21m

A spacious and convenient bedroom situated on the ground floor with views to the South aspect over the fields. The beautifully finished en suite shower room comprises a WC with concealed cistern, half pedestal wash hand basin and an 1100mm shower tray with enclosure and a mains fed shower.

Cloakroom with WC 2.66m x 1.16m

A convenient ground floor wash room comprising a white WC and wash hand basin with attractive tiling to the walls and floor.



Utility Room **2.22m x 1.89m**

A handy additional scullery with a window to the side aspect and just off the vestibule. Storage is provided by means of two wall units and an under sink unit. The washing machine and tumble dryer are included and the Worcester central heating boiler which has just been serviced is mounted on the wall.

A beautiful minimalist oak staircase leads to the first floor which is flooded with natural daylight gained via dual aspect Velux windows.

The staircase leads directly onto a mezzanine area (3.46m x 2.95m) presently utilised as a snug come study area. There may also be potential to partition this area off to create another separate room. The landing also benefits from custom-built floor-to-ceiling storage which is deep and provides excellent storage.

Bedroom 2 **5.35m x 4.08m**

With fantastic countryside views to the South aspect, this room oozes calmness and tranquillity. A lovely cosy room with additional warmth generated from the wood burning stove's flue which runs through the floor and ceiling. A false half-wall behind the bed conceals a great space for storage thereby retaining the minimalist look of the room.

Family Bathroom **3.33m x 2.12m**

A most luxurious room finished with modern premium tiles on the floor and walls to give a streamline sleek finish. Three Velux windows again allow plentiful daylight in. The room comprises white sanitaryware – WC, wash hand basin, a deep lavish bath and an 1100mm shower tray and enclosure housing a mains fed shower.

Bedroom 3 **4.02m x 3.45m**

Another delightful bedroom with wonderful views from the Velux window. A deep cupboard provides excellent storage and within the cupboard is a small door leading to the controls for the solar panels and ventilation system.

The Area

The popular historic village of Auldearn lies some 2 miles East of the seaside town of Nairn, a vibrant, fast-growing town offering all the amenities expected of a town it's size including bus and rail links, Inverness airport, approx. 7 miles away and the city of Inverness approx. 16 miles away. Auldearn itself is a quaint, popular village which may suit someone looking for a quieter more relaxed way of living, outside a busy town. It offers a highly regarded Community Primary School also catering for nursery children and the newly refurbished and growing in popularity, '1645 Inn' (named after the battle of Auldearn in 1645), has become the hub of the community. Regular events and exercise classes are hosted in the village along with various clubs being available.



Approx. Dimensions

| | |
|---------------------------|-------------------------------|
| Lounge/Dining/Kitchen | 7.70m x 5.62m |
| Master Bedroom & En Suite | 4.17m x 3.44m & 3.10m x 1.21m |
| Cloakroom with WC | 2.66m x 1.16m |
| Utility Room | 2.22m x 1.89m |
| Bedroom 2 | 5.35m x 4.08m |
| Family Bathroom | 3.33m x 2.12m |
| Bedroom 3 | 4.02m x 3.45m |

Extras Included

Blinds, fitted floor coverings, washing machine, tumble dryer, fridge freezer, dishwasher, shed and log store

| | |
|----------------|---|
| Heating | Gas fired central heating, mechanical ventilation system, solar panels |
| Double Glazing | Scandinavian high performance NorDan double glazed pre-finished timber. |
| Council Tax | E |
| EPC Rating | 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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