

37 MONTROSE AVENUE, AULDEARN, NAIRN IV12 5TT

Offers Over £310,000



This fantastic, energy-efficient home is built to the R.House Builders, R2 design, the only one of its kind within the development. Offering a modern "two up, two down" layout, the property is thoughtfully designed for both comfort and style.

R&R Urquhart LLP



37 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 house with some Larch cladding is simplistic in design with lots of natural daylight flooding into each room.

The property is exceptionally economical to run. Gas fired central heating is the main source of heating, However, the wood burning stove in the lounge can be adequate to maintain an ambient temperature in the home.

Solid oak doors and oak engineered 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, zoned for a three bedroom home initially. It also sits at the edge of the development, screened by Lethen Woods to the rear.

The entrance hall is inviting, with attractive display shelving and a generous walk-in understair cupboard providing excellent storage. Also on the ground floor, you'll find a sleek shower room featuring premium Laufen sanitaryware, including a WC, wash hand basin, and a shower cubicle housing a Hansgrohe shower and contemporary wet wall panelling.

The dual aspect kitchen is a highlight, fitted with high-quality Pronorm German units in a modern grey finish, complemented by a crisp white laminate worktop. A 1½ bowl stainless steel sink sit below the window to the front, whilst to the rear, patio doors open onto decking and a spacious garden. Appliances include a Bosch oven, induction hob, dishwasher, fridge, freezer and a washer dryer. There is also ample space for a dining table and chairs.

On the first floor, there are two similarly sized generous double bedrooms. One features two built-in double wardrobes, and the other has one double wardrobe, offering ample storage. Velux windows on the landing and both bedrooms flood the first floor with natural light.



The bathroom is spacious and finished to a high standard, again with Laufen sanitaryware comprising a WC with concealed cistern, wash hand basin, and a bath with an over-bath Hansgrohe shower and lined with sleek wet wall panelling. A Velux window to the front enhances the light and space.

Externally, there is loc-bloc parking to the front, whilst the large back garden is laid to lawn and offers excellent potential for further development and cultivation. Bordered by timber fencing and woods to the rear, the property enjoys lots of privacy. It is also perfectly situated for access to parks, woods and green space, ideal for dog walking and enjoying the outdoors.

The communal grounds, green spaces and parks in the development are factored by James Gibb Residential Factors in Aberdeen and the cost is around £12 per month.

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

Kitchen/Dining	5.40m x 3.30m
Lounge	5.40m x 3.30m
Shower room	2.70m x 1.20m
Bedroom 1	5.40m x 3.30m
Bedroom 2	5.40m x 3.30m
Bathroom	3.00m x 2.10m

Extras Included

Blinds & curtains (custom made) fitted floor coverings, Bosch appliances including washer/dryer, fridge freezer, oven, induction hob.

Heating	Gas fired central heating, mechanical ventilation system, wood burning stove.
Double Glazing	Scandinavian high performance NorDan double glazed pre-finished timber.
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.

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