

39 BALMAKEITH PARK, NAIRN IV12 5GP

Offers over £255,000



Charming, extended, three-bedroom semi-detached bungalow located in a quiet Cul-de-Sac in the Balmakeith Park development on the edge of Nairn.

R&R Urquhart LLP



Tucked away in a peaceful cul-de-sac on the edge of the sought-after seaside town of Nairn, this beautifully presented three-bedroom semi-detached bungalow offers comfortable and flexible living.

With countryside on the doorstep and the seaside just minutes away, this desirable home combines many attractions for a variety of buyers.

A solid timber front door leads into a welcoming hallway featuring two generous storage cupboards and access to the loft via a hatch with a Ramsay-style ladder.

The bright and airy lounge sits to the front of the property, enjoying an abundance of natural light and a focal point is created by wood-burning stove — the perfect spot to unwind.

To the rear, the stylish kitchen is fitted with an attractive combination of sky-blue and off-white units, complemented by a marble worktop and tiled splashback. A 1½ bowl stainless steel sink is set below the window overlooking the rear garden. The kitchen comes fully equipped with quality appliances including a SMEG range cooker with six gas burners and electric ovens, extractor hood, dishwasher, freestanding American fridge freezer, and wine cooler, and informal dining is available by way of a breakfast bar. A rear door provides easy access to the garden.

The attractive bathroom is positioned to the rear and includes a WC, wash hand basin with built-in storage, and an LED illuminated mirror above, and a bath with a mains-fed shower over. Finished with tiling to two walls and attractive wet-wall panelling along the bath wall, the bathroom also benefits from a complementing ceramic tiled floor.

The principal bedroom is a spacious double room with triple mirrored wardrobes and a generous en-suite shower room. The en-suite is fitted with a WC, vanity unit with basin and storage, quadrant shower cubicle with mains-fed shower, chrome heated towel rail, ceramic tiled flooring, and tiling to dado height along the walls.

Bedrooms two and three each benefit from double built-in wardrobes, laid with carpet with one to the front and one to the rear.



A versatile additional reception room is currently used as a family room come home office, with French doors creating a seamless flow to the back garden. This room could also create a fourth bedroom.

The convenient utility room offers additional storage and workspace, fitted with a composite sink and drainer, space for washing machine, tumble dryer, and a Worcester wall-mounted central heating boiler. Excellent storage is provided and a door accesses the garden.

Externally, the rear garden is a private, low-maintenance haven with a combination of paving and decking. A large shed provides lots of outdoor storage, a BBQ area is under cover, raised flower beds provide growth to soften the area, and there is also space on the decking for outdoor dining or relaxation.

The front garden is enclosed with a timber fence, laid to lawn with a barked area, a small patio, and a loc bloc path leading to the front door. A gravelled area provides off-street parking for two to three vehicles.

This easy-to-maintain home is ideal for downsizers, families, or those looking for a peaceful retreat. A fantastic opportunity to own a spacious bungalow in a desirable location on the edge of town and bordering countryside.





Approx. Dimensions

Lounge	4.87m x 3.58m
Kitchen	4.88m x 3.62m
Bathroom	2.43m x 1.74m
Bedroom 1	4.22m x 2.90m
Ensuite	2.94m x 2.50m
Bedroom 2	3.58m x 3.00m
Bedroom 3	3.04m x 2.45m
Utility Room	3.21m x 1.94m
Family Room	3.70m x 2.62m

Extras Included

Blinds, fitted floor coverings, range cooker, dishwasher, American style fridge freezer, wine cooler.

Heating	Gas fired central heating
Double Glazing	Mix of timber and uPVC double glazing
Council Tax	Band E
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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