

39 RIVERPARK, NAIRN IV12 5SP

Offers Over £245,000



Three bedroom detached bungalow with garage located in a peaceful and desirable residential area of Nairn

R&R Urquhart LLP

39 Riverpark is presented to the market in excellent state of repair having been very well-maintained over the years.

The property would suit a range of buyers offering three good sized bedrooms, one with an en suite shower room and all with built-in storage. A bright and spacious lounge and a contemporary kitchen along with a family bathroom complete the accommodation.

The property is situated in a popular and peaceful residential area on the edge of Nairn, in a desirable development comprising a range of similar aged properties where neighbouring residents have taken great pride in their homes.

No 39 enjoys a pleasant site with an extended garden to the rear and a garage with electric door. There is very generous parking on a loc-bloc driveway and a paved driveway which leads to the garage.

Riverside walks and easy pedestrian access to the town centre are all within a short walk and Sainsburys supermarket and Home Bargains store is less than a five minute walk away.

Vestibule and Hall

A uPVC double glazed door leads into the vestibule and in turn a glazed door leads into the carpeted 'L' shaped hallway which benefits from a full-height airing cupboard with radiator. A loft hatch in the ceiling accesses the partially floored attic.

Lounge 4.67m x 4.13m

A very pleasant and spacious room to the front of the property gaining lots of natural daylight. A focal point is created by way of a fireplace with an electric fire inset and the floor is laid with neutral coloured carpeting.

Kitchen 3.77m x 2.97m

Contemporary monochrome kitchen fitted with white gloss units, a black laminate worktop and tiled splashback. A black composite 1 ½ bowl sink sits below the window overlooking the back garden. Included in the sale is a four ring gas hob, electric oven and microwave tower with space available for white goods. The Worcester central heating boiler is located on the wall and a door to the side leads to the driveway, garage and garden.



Bedroom 1 3.10m x 3.03m

A generous double room to the front of the property laid with carpet and benefitting from two single built-in wardrobes. A door leads to the en suite.

En Suite 1.90m x 3.06 (into the shower)

Comprising a white WC, wash hand basin with shaver light above and a 1100mm shower cubicle lined with wet wall panels and housing a Mira mains fed shower.

Bedroom 2 3.00m x 3.00m

A further double room to the rear of the property, laid with carpet and providing good storage via a double built-in wardrobe.

Bedroom 3 3.00m x 2.37m

A smaller double or generous single to the rear of the property, laid with carpet and again benefitting from double built-in wardrobes.

Bathroom 2.67m x 1.48m

Comprising a cream WC, wash hand basin and bath. Laid with a vinyl floor covering.

Outside

To the front, the garden is mainly laid to lawn with established trees and shrubs. A considerable loc-bloc driveway provides ample parking and leads onto a further paved driveway leading to the garage which benefits from an electric, remotely operated door. Parking for several cars could easily be accommodated.

The rear garden is quite extensive having been extended lengthways in approximately 2003. Mainly laid to lawn and enclosed by timber fencing and Leylandii hedging offering good privacy. A shed along with the contents is included. (lawn mower and garden tools)



Extras Included

Blinds, curtains, fitted floor coverings, hob, oven, microwave, shed including lawnmower and garden tools.

Heating	Gas fired central heating
Double Glazing	uPVC 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.

Nairn Office

20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office

Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office

117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161