

# R&R Urquhart LLP



## **3 Montgomerie Drive, Nairn IV12 5RW**

Three bedroom semi-detached bungalow providing deceptively good accommodation in a popular residential area to the East side of Nairn. Fully double glazed, gas central heating, an easily maintained and fully enclosed garden make this a perfect property for the buyer wishing to move straight in and not worry about having upgrades to carry out.

- Vestibule • Hall • Lounge • Kitchen
- 3 Bedrooms (one with en suite) • Bathroom

**Offers Over £190,000**

HSPC Ref - 58307

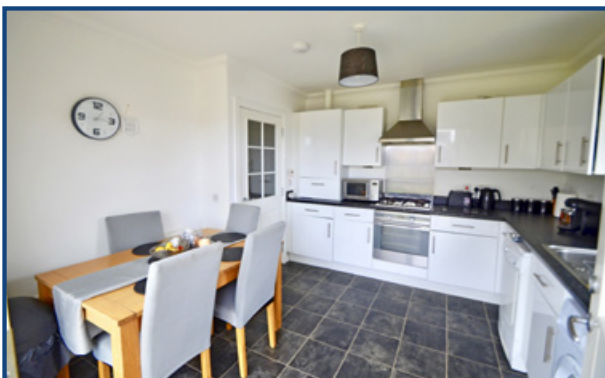


# 3 Montgomerie Drive, Nairn IV12 5RW

<b>PRICE</b>	Offers Over £190,000
<b>ACCOMMODATION</b>	Vestibule, Hall, Lounge, Kitchen, 3 Bedrooms (one with en suite), Bathroom.
<b>EXTRAS INCLUDED</b>	Floorcoverings, blinds and curtains.
<b>HEATING</b>	Gas central heating
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	Band D
<b>EPC RATING</b>	Band C
<b>SERVICES</b>	Gas - Mains Electricity - Mains Water - Mains Drainage - Mains

### Dimensions

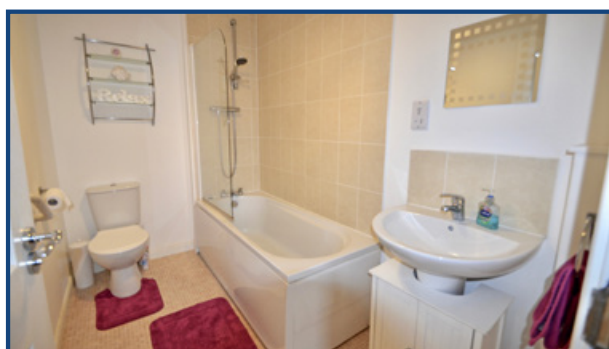
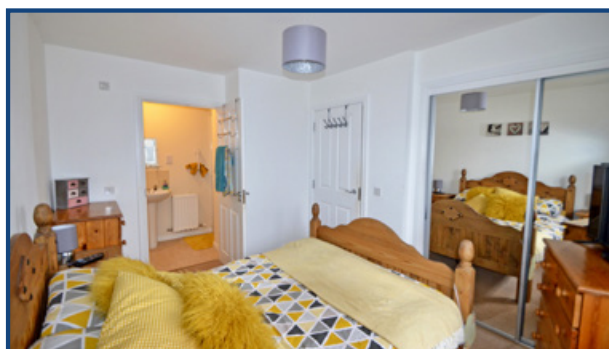
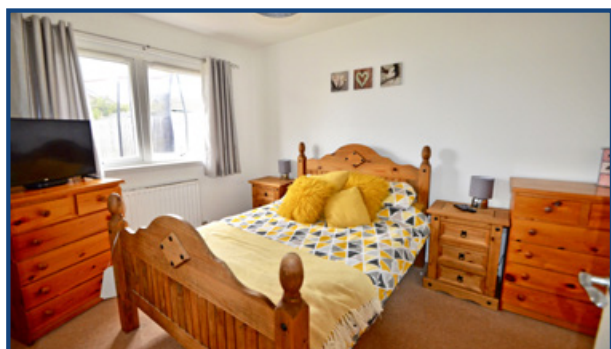
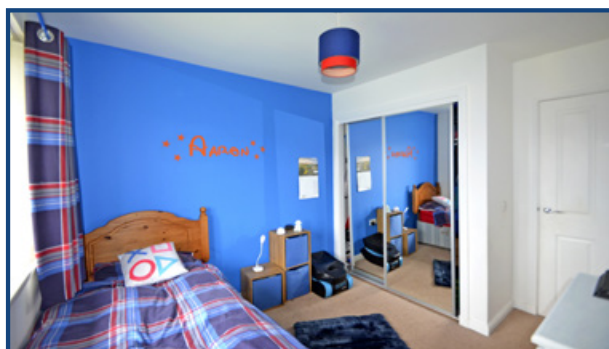
Lounge	4.75m x 3.95m
Kitchen	3.60m x 3.44m
Bedroom 1	3.91m x 2.85m
En suite	2.73m x 1.22m (into shower cubicle)
Bedroom 2	3.03m x 2.50m
Bedroom 3	3.00m x 2.82m
Bathroom	2.64m x 1.67m



To the rear of the property, a tarmac driveway offers off-street parking for at least two vehicles. The front garden is laid to lawn and a wooden gate to the side gives access to the fully enclosed back garden. The back garden is also laid to lawn and offers privacy and seclusion via a timber fence.

The property is entered from the side of the house into a vestibule and then in turn into the hall which accesses all rooms. The lounge, to the front of the property is spacious and decorated in pale neutral tones in a contemporary fashion. A large picture window to the front allows natural daylight to flood in. The kitchen is to the rear of the property and allows ample space for a dining table and chairs. A full height window and a glazed door to the rear along with a further window to the side again attracts lots of natural daylight. The kitchen is fitted with white gloss units and a black speckled laminate worktop. Cooking facilities include a single electric oven and a four ring gas hob with an extractor hood over. There is also ample space for white goods and the central heating boiler is concealed within a cupboard in the kitchen.

The master bedroom is a pleasant room with double mirrored wardrobes and an en suite shower room which comprises a white WC, wash hand basin and a shower cubicle housing a mains fed shower. Two further double bedrooms also offer double built-in mirrored wardrobes. The family bathroom comprises a white WC, wash hand basin and bath with a mains fed shower over.



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**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers Over £190,000

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.

**R & R Urquhart LLP**  
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