

3 SPIRES CRESCENT, NAIRN IV12 5PZ

Offers Over £295,000



Well-presented 3 bedroom detached villa with sunroom and integral garage built by Barratt Homes in 2005, the property is located in the popular Dunbar Reach area of Nairn in an attractive development. Generous accommodation is provided along with a fully enclosed child and pet friendly back garden

*R&R Urquhart LLP*

From Spires Crescent the front garden is neatly laid to lawn on one side and a tarmac driveway provides off-street parking and also leads to the single integral garage. A gate gives access to the rear garden, which is fully enclosed by timber fencing. The rear garden is mainly laid to lawn with a Caithness stone patio area providing an area for socialising. A shed is also included.

**Entrance hall – 5.34m x 1.90m**

Accessed via a uPVC door. The floor is laid with engineered Oak flooring. From the hallway, double doors access the lounge, a further door accesses the kitchen and carpeted staircase leads to the first floor. There is a large storage cupboard below the stairs.

**Lounge – 5.07m x 5.06m**

Attractive front facing room again laid with engineered Oak flooring and featuring a timber fire surround with a gas fire inset.

**Dining Room – 3.62m x 2.82m**

Off the kitchen, lounge and sunroom making it a very accessible and sociable room with ample space for a good-sized dining table and chairs.

**Sunroom – 4.12m x 3.63m**

A superb addition to the original design and providing excellent further living space. Glazed to three sides and with French doors accessing the back garden. This room benefits from electric underfloor heating.

**Dining Kitchen – 4.07m x 3.60m**

Spacious room to the rear of the property with ample room for informal dining. Fitted with oak effect units, a complementing black worktop with a tiled splashback. Integrated appliances include, a 1 ½ bowl stainless steel sink, double oven and grill, 4 ring gas hob and extractor hood. The floor is laid with tile effect laminate flooring.



**Utility Room – 2.63m x 1.70m**

Off the kitchen and allowing access to the rear garden. Fitted with units and worktop to complement the kitchen and with a stainless-steel sink. Space is available for white goods.

**Cloakroom – 1.71m x 0.88m**

Off the utility room and comprising a white WC and wash hand basin.

**First floor landing – 3.38m x 1.43m**

A carpeted staircase leads to the landing, giving access to the loft hatch. A generous storage cupboard houses the hot water cylinder and central heating boiler.

The attic is accessed via a Ramsay style drop down ladder and has been floored, carpeted, plasterboarded and decorated providing two great spaces which could be utilised for various uses. Both rooms have a Velux window and built-in storage. Ideal working from home or hobby area.

**Bedroom 1 – 3.75m x 3.67m**

Spacious carpeted room to the rear aspect with fitted double mirrored wardrobes.

**En-suite Shower Room – 3.31m x 1.81m**

A spacious room also to the rear aspect and comprising a white WC, wash hand basin with storage below and a shower cubicle housing a mains fed shower.

**Bedroom 2 – 4.73m x 2.95m**

Particularly spacious second bedroom to the front of the property, laid with carpet and benefitting from built-in mirrored wardrobes.

**Bedroom 3 – 4.05m x 2.83m**

Also to the front of the property, laid with carpet and providing good storage via double mirrored wardrobes and a further storage cupboard.

**Family Bathroom – 3.39m x 2.19m**

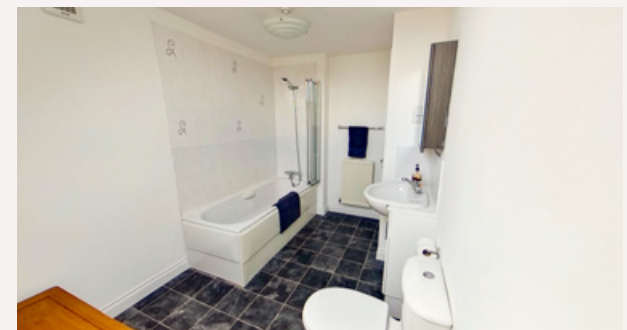
An ample and contemporary bathroom comprising a white WC, wash had basin, and bath with shower attachment to taps. Gaining natural light via a large Velux window to the rear.

**Approx. Dimensions**

Entrance hall	5.34m x 1.90m
Lounge	5.07m x 5.06m
Dining Room	3.62m x 2.82m
Sunroom	4.12m x 3.63m
Sunroom	4.12m x 3.63m
Dining Kitchen	4.07m x 3.60m
Utility Room	2.63m x 1.70m
Cloakroom	1.71m x 0.88m
First floor landing	3.38m x 1.43m
Bedroom 1	3.75m x 3.67m
En-suite Shower Room	3.31m x 1.81m
Bedroom 2	4.73m x 2.95m
Bedroom 3	4.05m x 2.83m
Family Bathroom	3.39m x 2.19m

**Extras Included**

Carpets, blinds, light fittings, shed	
Heating	Gas Central Heating
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains
Telephone	Wired





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 comprehensive-ness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.