

4 RUSSELL PLACE, NAIRN IV12 5PH

Offers Over £170,000



Extended 3 bedroom two storey property with flexible living accommodation, a large private garden and huge potential for a discerning buyer

R&R Urquhart LLP





4 Russell Place is a two storey 3 bedroom property located at the end of a no-through lane. The property was extended in previous years to include a third bedroom with an en suite shower room on the ground floor, thereby enabling the property to be lived in all on the one level for the not so able, with a further two bedrooms and bathroom on the first floor.

The property is in a reasonable state of repair, however would benefit from some upgrading which would realise a lovely home for a wide range of buyers.

On the ground floor the front door enters into the hallway which benefits from a large walk-in cupboard housing the Potterton wall mounted central heating boiler. This cupboard also houses the electric circuit unit and meter.

The kitchen is a spacious bright room to the rear of the property. A door accesses the back garden and there is space for a small dining table. The kitchen is fitted with contemporary white units and complementing worktops and splashback. A black composite 1½ bowl sink sits below the window overlooking the back garden. A cooker and washing machine are included in the sale.

Also off the hall is a large well-proportioned lounge, again facing to the rear of the property. This is a lovely bright room with a South facing aspect. A door off the lounge accesses the extension to the property which comprises a spacious double bedroom with patio doors to the front and a built in wardrobe. Off the bedroom is a well-proportioned, fully tiled en suite shower room comprising a WC wash and basin and quadrant shower cubicle housing a mains fed shower.





From the hallway a carpeted staircase leads to a half landing with a window gaining natural daylight onto the staircase. On the first floor landing is a hatch to the attic and two generous bedrooms facing to the rear of the property. Both benefit from built in storage. The family bathroom is contemporary in design and comprises a white WC, wash hand basin and jacuzzi bath with a shower top attachment.

The front of the house benefits from a concrete ramp for ease of access and leads to the patio doors of the ground floor bedroom. A gate leads to the rear garden which is surprisingly large. The garden has previously been landscaped and raised flower beds incorporated with an array of interesting shrubs and plants. Some time and effort would now benefit the garden to reinstate it to the attractive space it could be, where it can then be enjoyed from the quaint summer house.

Approx. Dimensions

Lounge	4.81m x 3.57m
Kitchen	4.10m x 3.21m
Bedroom 1	3.51m x 3.27m
En suite	2.62m x 2.11m
Bedroom 2	3.01m x 4.76m (including wardrobes)
Bedroom 3	4.00m x 2.78m
Bathroom	3.24m x 1.75m

Extras Included

Carpets, blinds, curtains, washing machine and cooker	
Heating	Gas fired central heating
Double Glazing	Timber single glazing
Council Tax	Band B
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.