

41 ELM GROVE, NAIRN IV12 4SL

Offers over £205,000



Freshly decorated and newly carpeted, well-presented three-bedroom semi-detached bungalow with garage located in the popular Achareidh development of Nairn.

***R&R Urquhart LLP***



Located within the highly sought-after and well-established residential area of Achareidh in Nairn, this well-presented three-bedroom semi-detached bungalow offers a rare opportunity to acquire a spacious, well-maintained home in

a peaceful yet convenient setting. With fresh, neutral décor and newly fitted carpets throughout, the property is ready for immediate occupation and would suit a wide range of

buyers including first-time buyers, families, retirees, or those looking to downsize.



Deceptively spacious, the property offers comfortable, single-level living in a highly regarded neighbourhood, within easy reach of all local amenities.

The home is accessed via a timber front door that opens into a T-shaped hallway, providing access to all rooms. The layout is practical and thoughtfully designed, making the most of the bungalow's generous footprint.

At the front of the property lies the bright and functional kitchen, fitted with a range of white wall and base units, providing ample storage and worktop space. The kitchen includes a stainless steel sink, electric cooker, washing machine, and a large built-in cupboard houses the Glow-worm central heating boiler. A window overlooks the front of the property, while a side door gives direct access to the garden and driveway, adding to the kitchen's convenience. Space is also available for a small dining table.

The bright and airy lounge is a welcoming and comfortable living area, complete with a tiled open fireplace creating a charming focal point to the room.

To the rear of the property are three well-proportioned bedrooms, each offering views of the garden, and with two of the bedrooms benefitting from built-in wardrobes providing excellent storage.



The bathroom is fitted with a white three-piece suite, including a WC, wash hand basin, and a bath with an electric shower over. A high-level frosted window allows for natural light while maintaining privacy.

Externally, the property continues to impress. To the rear, a large garden is predominantly laid to lawn, offering a safe and private outdoor space ideal for children, pets, or a blank canvas for gardening enthusiasts. A timber garage provides excellent storage or workshop potential and is accessed via the private driveway, which offers ample off-road parking for multiple vehicles.

The front garden is attractively laid out with a paved path leading to the front door, bordered by lawned areas on either side, creating a welcoming first impression.







**Approx. Dimensions**

Lounge	4.53mx 3.55m
Kitchen	3.51m x 3.04m
Bedroom 1	2.57m x 4.30m (incl. wardrobes)
Bedroom 2	3.28m x 2.10m
Bedroom 3	3.28m x 2.58m
Bathroom	1.95m x 1.70m

**Extras Included**

Carpets (new), blinds, cooker, washing machine

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	Band D
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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