

42 SPIRES CRESCENT, NAIRN IV12 5PZ

Offers Over £210,000



Well-presented two bedroom detached bungalow with integral garage, built by Barratt Homes and located in the popular Dunbar Reach development to the East of Nairn.

R&R Urquhart LLP



42 Spires Crescent sits on a spacious site providing a pleasant open aspect and a fully enclosed garden to the rear.

The property is accessed over a tarmac driveway accessing the garage with up and over door and also to the uPVC front door which gives access to the entrance vestibule where there is a convenient cloakroom which comprises a white WC and wash hand basin with storage below. Also off the vestibule lies the well-proportioned lounge which is dual aspect to the front and side. A gas fire with a timber surround and marble hearth provides a focal point in the room and the floor is laid with carpet.

Off the lounge lies the kitchen which has a door leading to the back garden. The kitchen is fitted with light oak effect units and a laminate worktop and a tiled splashback. Included are, a four ring gas hob, extractor hood, single oven and a stainless steel sink with drainer a washing machine and tumble dryer. There is also space for an informal dining table.

Also off the lounge lies the inner hall which gives access to the two bedrooms and bathroom. The inner hall accesses the loft via a hatch and a full-height cupboard provides storage and houses the high pressure hot water cylinder.

Both bedrooms are of double capacity and of similar dimensions, laid with carpet and are bright with windows to the rear aspect.

The contemporary bathroom comprises a white WC, wash hand basin set in a vanity unit with storage below and bath with a mains fed shower over. The walls are lined with ceramic tiling around the bath and over the wash hand basin.

The front and rear gardens are laid to lawn with a patio area to the rear which is fully enclosed providing a safe environment for pets and children.



Accommodation

Entrance vestibule, lounge, kitchen, two double bedrooms, bathroom, cloakroom with WC, garage.

Approx. Dimensions

Vestibule	1.80m x 0.97m
Cloakroom	1.81m x 0.81m
Lounge	4.47m x 4.59m
Kitchen	3.98m x 2.35m
Bedroom 1	4.12m x 2.74m
Bedroom 2	4.10m x 2.72m
Bathroom	2.24m x 1.74m
Inner Hall	2.13m x 1.06m

Extras Included

Blinds, fitted floor coverings, fridge, washing machine, dishwasher, all furniture except the twin beds and the chest in the double room.

Heating	Gas central heating
Double Glazing	uPVC double glazing
Council Tax	C
EPC Rating	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.