

43 MANSE ROAD, NAIRN IV12 4RS

Offers Over £399,000



A well-presented and surprisingly spacious home offering generous living areas, modern finishes, superb flexibility, along with being located in a highly desirable area, makes this property an ideal choice for comfortable family living.

*R&R Urquhart LLP*





In a convenient and highly desirable location, this deceptively spacious two-storey home offers an inviting blend of comfort, style and flexibility, all set within a large, fully enclosed garden that provides exceptional outdoor space.

A uPVC glazed front door with double side screens, opens into a bright entrance hall with a large storage cupboard. A warm walnut timber floor flows seamlessly through the hall, lounge and dining room, creating a sense of continuity and

elegance. The lounge is a bright, generous room featuring a slate fireplace with an open fire, perfect for cosy evenings.

The dining room, also positioned to the front, easily accommodates a family-sized table, chairs and additional furniture.



To the rear, the desirable kitchen is designed for both cooking and gathering, with French doors leading directly to the garden. White gloss wall and base units pair beautifully with a wood-effect laminate worktop and slate-effect flooring. The space is fully equipped with an impressive 8-burner gas range cooker with two ovens, a grill and storage, along with a full-height fridge, full-height freezer and dishwasher.

The ground-floor bathroom offers a luxurious contemporary feel, featuring a double jacuzzi bath, WC, wash hand basin and a circular shower cubicle with a mains-fed shower with body jets.

Underfloor heating and a rear-facing window complete the space.

Also on the ground floor is bedroom four, a comfortable double room with flexible potential for guests, office use or additional living space. A door leads to the rear porch, where a practical cupboard houses the washing machine, central heating boiler and useful coat and shoe storage.

A carpeted staircase rises to a half landing with a window overlooking the rear garden, then continues to the first floor. The master bedroom is spacious and bright, benefiting from its own en suite with WC, wash hand basin, quadrant shower cubicle with a mains-fed shower, underfloor heating and a chrome ladder radiator. Loft access is located in the ceiling of the bedroom.

A separate cloakroom with WC and wash hand basin adds further convenience.

Bedroom two is a generous double to the front, while bedroom three, positioned to the side, is also a well-proportioned double room.

Outside, the expansive rear garden offers exceptional space for relaxation, play or gardening, and includes a garage along with three additional sheds, providing abundant storage and workshop potential.

This is a wonderfully versatile home in a superb location, offering generous accommodation, modern comforts and outstanding outdoor space.











### Approx. Dimensions

Lounge	5.39m x 4.26m
Dining room	3.96m x 3.35m
Kitchen	4.05m x 3.96m
Bathroom	2.95m x 2.14m
Bedroom 4	3.96m x 3.00m
Master bedroom	4.33m x 3.59m
Ensuite	2.23m x 1.84m
Cloakroom	1.71m x 1.33m
Bedroom 2	4.33m x 3.74m
Bedroom 3	5.54m x 3.15m

### Extras Included

Blinds, curtains, fitted floor coverings, washing machine, fridge freezer, range cooker, dishwasher, 3 x sheds.

Heating	Gas fired central heating. Open fire.
Double Glazing	uPVC double glazing
Council Tax	Band F
EPC Rating	
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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