

46 RIVER PARK, NAIRN IV12 5SR

Offers Over £395,000



This immaculate five-bedroom detached home is located in the sought-after seaside town of Nairn, and has been beautifully refurbished throughout, boasting generous accommodation over two floors, with a fully enclosed family and pet friendly back garden.

**R&R Urquhart LLP**



Step into this stunning 5 bedroom detached home, beautifully refurbished to incorporate modern and practical family living.

Perfectly positioned on the edge of the charming seaside town of Nairn, with the benefit of open countryside

proximity, this property offers space, style, and with no onward chain, you can move in without delay.

To the front there is a generous loc bloc driveway and garage with an electric door, all bound by an established high hedge offering seclusion and privacy to the spacious rear garden which offers multiple areas to relax and

enjoy the outdoors. There is a shed for storage and rear pedestrian access to the garage for added practicality. The garage is very functional, not only for vehicle storage. The floor is laid with rubber flooring, and an area is provided for utility/ laundry use. The Worcester central heating boiler is also located in the garage.

Inside, the home is decorated in soft, neutral tones which create a calm and contemporary feel throughout. The ground floor flows seamlessly with beautiful oak flooring, except for the kitchen and utility room, which feature stylish ceramic tiles.

Enter through a smart grey composite front door into a welcoming vestibule and hallway complete with a carpeted staircase and mirrored sliding doors concealing coat and shoe storage.

The lounge at the end of the hall is a generously proportioned comfortable room, with a large picture window to the front.

The heart of the home is undoubtedly the kitchen-dining area – a bright, open space designed for both everyday living and entertaining. Fitted with sleek white gloss units and integrated appliances, including a ceramic hob, extractor, double oven tower, fridge, freezer, and dishwasher, this kitchen is as functional as it is beautiful. A white composite sink sits beneath a window overlooking the garden, while a breakfast bar creates a divide between the kitchen and the dining area which offers ample space for family meals. French doors open directly to the garden, creating a perfect indoor-outdoor flow.

The utility room mirrors the kitchen's style, with an attractive tiled wall creating a focal point. The room offers excellent additional storage, space for white goods and includes a stainless steel sink and garden access,



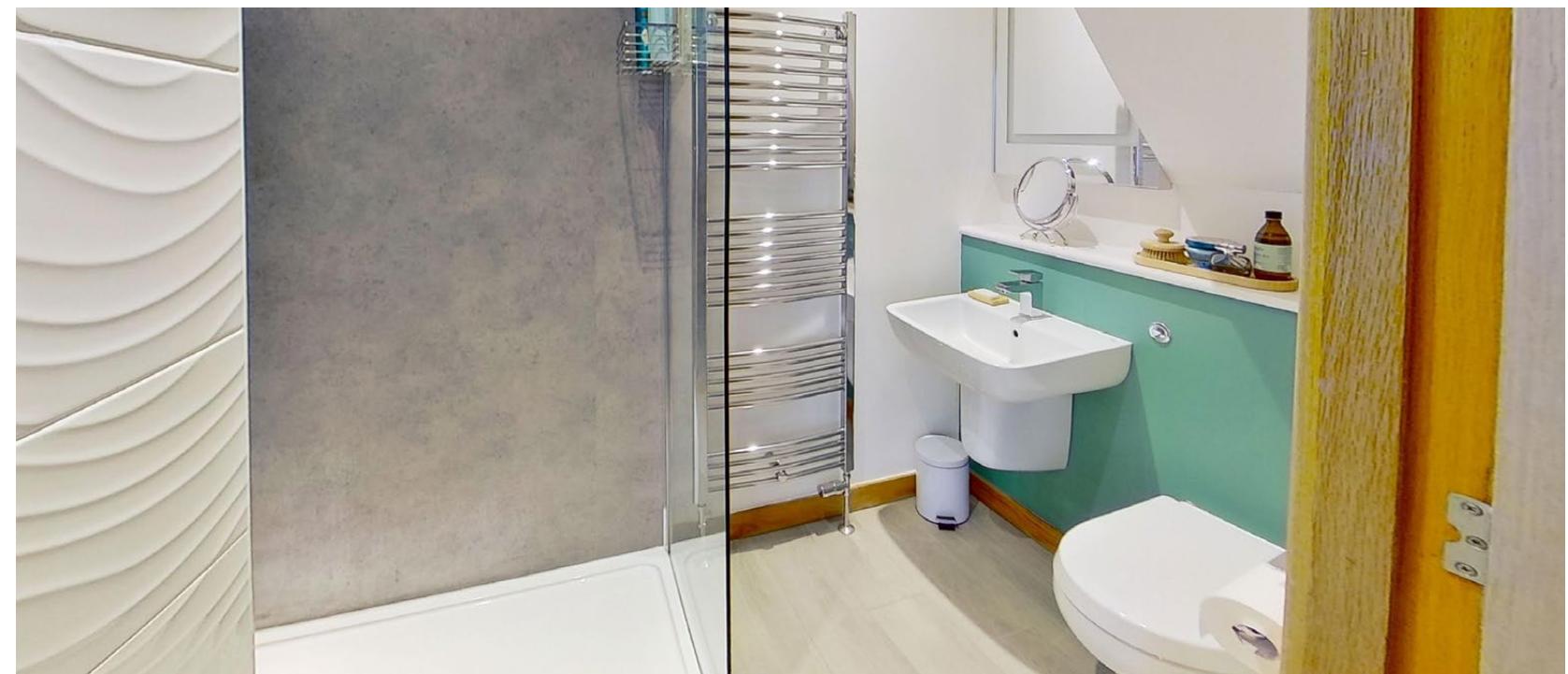
Also conveniently on the ground floor lies a cloakroom with WC and wash hand basin. Completing the ground floor is a versatile fifth bedroom, home office, hobby room or playroom to name but a few options.

The carpeted staircase leads to the galleried landing where you will find four generous bedrooms, including the master bedroom with a sleek en-suite shower room featuring WC, wash hand basin, a walk-in shower with mains-fed rain and regular shower heads, wet wall panels, and modern fittings. There are then three additional double bedrooms, two of which offer excellent built-in storage.

The stunning family bathroom is beautifully finished with a WC, wash hand basin, bath, separate shower enclosure with dual shower heads, and ceramic tiled flooring, a most elegant room to retreat to.

Located in a popular and convenient area on the edge of Nairn, with countryside on the doorstep and the seaside just minutes away, this desirable home combines many attractions for a variety of buyers. With easy access to shops, including Sainsburys supermarket, local amenities, schools, and the stunning beaches.

With its blend of modern design, thoughtful layout, and outdoor space, this property is ideal for families or anyone seeking a stylish walk-in ready home.





#### Approx. Dimensions

Lounge	5.09m x 4.39m
Dining/kitchen	7.21m x 3.30m
Vestibule	1.66m x 1.42m
Hall	4.79m x 1.88m
Cloakroom	1.70m x 1.10m
Bedroom1	4.21m x 3.54m
En suite	2.37m x 1.27m
Bedroom 2	3.49m x 2.46m
Bedroom 3	4.61m x 2.42m
Bedroom 4	4.79m x 2.68m
Bedroom 5/office	3.44m x 2.57m
Bathroom	2.75m x 2.65m

#### Extras Included

Blinds, curtains, fitted floor coverings, dishwasher, washing machine, fridge, freezer,

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band F
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.

**Nairn Office**

20 High Street,  
Nairn IV12 4AX  
T: 01667 453278  
F: 01667 453499

**Inverness Office**

Ness Horizons Business Centre,  
Kintail House, Beechwood Park  
Inverness IV2 3BW  
T: 01463 250025

**Forres Office**

117-121 High Street,  
Forres, Moray IV36 1AB  
T: 01309 676600  
F: 01309 673161

**R&R Urquhart LLP**

[www.urquhartproperty.com](http://www.urquhartproperty.com)

**hspc**

61752