

4 HOUSEHILL DRIVE, NAIRN IV12 5RX

Offers Over £385,000



A fantastic opportunity has arisen to acquire this four bedroom detached bungalow which includes a spacious one bedroom self-contained annexe.

*R&R Urquhart* LLP





Located on the outskirts of Nairn, less than a mile from the town centre, this property enjoys a desirable semi-rural location with views to open fields at the rear and allows access to many walking and cycling routes. A short, pleasant walk of around 15 minutes over the riverside accesses the town centre.

The garden grounds are quite extensive, very private and beautifully maintained. Mainly laid to lawn with many established trees, shrubs and bushes. The rear garden is bound by an attractive stone wall and backs onto open fields.

One side of the property benefits from a further lawned area with a paved patio area, and to the front there are further lawns, and a sweeping gravel driveway which leads to ample parking which can accommodate several vehicles.

The main house accommodation comprises a hallway with entrance vestibule, lounge, 4 bedrooms one with on suite shower room, dining kitchen, family bathroom and utility room, offering very generous accommodation on the one level and oodles of storage.

The spacious lounge sits to the front of the property, with a large picture window overlooking the front garden and woodland beyond.

Next door is a kitchen/dining /living area which is dual aspect and benefits from French doors leading to the side of the property and patio area. Off the kitchen lies a convenient utility room with a door leading to the back garden.





### Approx. Dimensions

Living Room	5.30m x 4.15m
Kitchen/Dining Room	5.60m x 5.30m
Utility	2.41m x 2.13m
Bedroom 1	4.36m x 3.18m
En-suite Shower Room	3.05m x 1.00m
Bedroom 2	4.12m x 3.20m
Bedroom 3	4.10m x 3.20m
Bedroom 4/Office	3.18m x 3.10m
Bathroom	3.20m x 2.40m

### Self-Contained Annexe

Living Room	4.90m x 4.22m
Kitchen 2/Diner	4.11m x 3.60m
Bedroom 5	3.60m x 3.20m
En-suite Shower Room	2.30m x 1.71m

### Extras Included

Fitted floor coverings, blinds, curtains, cooker x2, fridge x2, washing machine, tumble dryer, 2 sheds, greenhouse.

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 four bedrooms are all of double capacity and all benefit from built-in wardrobes. The master bedroom also has the advantage of an en suite shower room. A generous family bathroom completes the accommodation in the main house and comprises a WC, wash hand basin, bath and separate shower cubicle.

The self-contained annexe comprising a lounge, dining kitchen, bedroom, and shower room is a great addition to the property, offering exceptionally generous accommodation which would lend itself well for use as holiday accommodation, teenage semi – independent living, or ideal for an elderly person requiring to be on the one level, however, wanting their own independence.















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.