

4 LODGEHILL GATE, NAIRN IV12 4SE

Offers Over £240,000



2/3 bedroom detached bungalow with garage rarely available in this sought after location

*R&R Urquhart* LLP

4 Lodgehill Gate is located at the end of a peaceful no through road with easy access to the town centre and all local amenities. The property is one of six properties in Lodgehill Gate and would suit a range of buyers, in particular a buyer looking to downsize to a manageable dwelling, all on the one level.

Offering generous room sizes and a flexible layout, the property is presently utilised as a two bedroom, as the third bedroom has been converted into a dining room, adjacent to the kitchen. Should the buyer wish, this could, without difficulty be reinstated to a bedroom.

The garden is well-established with a large variety of trees and shrubs and offers good privacy and seclusion. To the side of the property is a driveway which could accommodate 2 -3 vehicles and accesses the timber garage.

#### **Entrance Vestibule & Hall**

The vestibule is accessed via a timber front door which in turn has a glazed door accessing the hall. The hall is large and welcoming with good proportions and leads to all rooms except the conservatory.

#### **Lounge 4.77m x3.90m**

A spacious bright, dual aspect room to the front of the property. A focal point is created by means of a tiled fireplace with an electric fire and the floor is laid with carpet.

#### **Dining Room/Bedroom 3            4.16m x 3.51m**

Sitting adjacent to the kitchen and was previously a bedroom. An archway has been created into the kitchen. Ample full height built in storage is available and a window faces the side aspect.



**Kitchen 3.77m x 3.66m**

Fitted with a generous selection of neutral coloured wall and base units creating excellent storage along with two full height cupboards, one housing the Ideal central heating boiler. A 1½ bowl composite sink sits below a large window overlooking the rear garden. Appliances include a cooker, dishwasher, washing machine, fridge and freezer. A pre-existing doorway into the hall has been blocked off when the new entrance from the dining room was created. This could potentially be opened up again.

**Conservatory 3.77m x 3.20m**

A very pleasant room in which to sit and take in the wonderful variety of plants and shrubs in the garden. Glazed to three sides and with French doors leading to the garden.

**Bedroom 1 3.97m x 3.61m**

Sitting to the rear of the property, a bright spacious room with ample room for freestanding furniture and a large bed.

**Bedroom 2 3.70m x 3.46m**

Another generous room, this time to the front of the property. Free standing furniture is included in the sale.

**Shower Room 2.54m x 1.99m**

A decent-sized room to the rear of the property comprising a cream WC, wash hand basin and a large walk-in shower enclosure housing a Triton electric shower. A full height shelved cupboard also houses the electric meter and consumer unit.

**Extras Included**

Carpets, blinds, curtains, cooker, dishwasher, washing machine, fridge, freezer and greenhouse.

Heating	Gas fired central heating
Double Glazing	Mixture of single and double glazing. uPVC in the conservatory
Council Tax	Band E
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.