

4 SANDWOOD DRIVE, NAIRN IV12 5ET

Offers over £170,000



Delightful three bedroom semi-detached property with garage.

R&R Urquhart LLP

4 Sandwood Drive offers a fantastic home for a wide range of Buyers. Providing three good sized bedrooms, a newly fitted kitchen and shower room, recently laid carpets and a fully enclosed garden. It is an ideal property for the first time buyer, investor or someone wishing to downsize and is also presented in walk-in condition.

The property sits to the West side of Nairn on a corner site, in a quiet neighbourhood comprising similar properties.



Vestibule and Hall

A uPVC door accesses the vestibule which has a cupboard housing the electric meter and consumer unit. A glazed door enters into the hall which benefits from 2 good storage cupboards.

Lounge 4.20m x 3.36m

A generous room to the front of the property laid with new oak flooring. A focal point is created by means of a Baxi gas fire which houses the central heating boiler behind. The boiler has been regularly serviced over the years.

Kitchen 3.42m x 2.93m

Attractive room, refitted approx. 2 years ago and now displaying contemporary white gloss units with a marble effect laminate worktop. A 1½ bowl stainless steel sink sits below the window overlooking the back garden. Appliances include a Bosch double oven, Bosch ceramic hob, extractor hood and a Bosch washing machine.

Bedroom 1/Dining Room (downstairs) 3.31m x 2.60m

To the front of the property and able to accommodate a family sized dining table and chairs or be utilised as a bedroom.

Shower Room 2.12m x 1.67m

Newly refurbished only a year ago and comprising a white WC, wash hand basin with storage below and a quadrant shower cubicle housing a Mira electric shower and an integrated shower seat. The room is fully tiled with wet wall panels in the shower cubicle.

Carpeted staircase to the half landing which has a window to the side and then leading to the first floor landing where there is access to the loft via a hatch in the ceiling.



Bedroom 2 3.60m x 3.41m

Upstairs to the front of the property, a generous double and benefitting from wall-to-wall storage. The newly installed hot water tank is located in one of these cupboards.

Bedroom 3 3.33m x 2.66m

Another double room or as currently set up, a twin. Window to the side aspect and laid with carpet. There is a very generous storage cupboard in this room.

The front garden is enclosed by a block and harled wall with a wrought iron gate leading to the front door. There are some attractive and well-established trees and shrubs. The rear garden is fully enclosed, has a lawn and a paved area. There is also a gravelled drying area with a rotary clothes drier. A gate leads to the garage which has power and light and parking for one vehicle in front of it.



Accommodation

Vestibule, Hall, Lounge, Kitchen, Shower Room, Three Bedrooms, Garage

Extras Included

Carpets, blinds, washing machine, fridge/freezer – by negotiation

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

