

5 BURNSIDE, NAIRN IV12 5UA

Offers Over £240,000



Smart and spacious 3-bedroom semi-detached home with stylish interior and generous outdoor space.

R&R Urquhart LLP



This beautifully presented 3-bedroom semi-detached home offers contemporary living with an energy-efficient design, perfect for modern life. Situated in a desirable residential area, the property features generous accommodation, front and rear gardens, and a loc-bloc driveway providing ample parking.

Step through the front door into a striking monochrome hallway that sets the tone for the stylish interior, an understair cupboard offers excellent and practical storage. The hall provides access to a bright front-facing lounge that enters seamlessly into the open-plan dining kitchen, ideal for entertaining. French doors then open from the dining

area onto a patio and enclosed rear garden, enabling an uninterrupted flow throughout the living accommodation.

The stunning contemporary kitchen boasts sleek grey wall and base units paired with dark wood-effect worktops, upstands, and trims. A black composite 1½ bowl sink sits

below a window overlooking the garden. The kitchen is fully equipped with integrated appliances including a 5-ring gas hob, extractor hood, double oven/microwave, fridge, freezer, dishwasher, and washing machine. A dedicated cupboard houses the energy-efficient Daikin hybrid central heating boiler.

A beautifully finished ground floor shower room features stylish tiling to dado height, a quadrant shower cubicle with mains-fed shower, WC, wash hand basin, chrome towel rail, and slate-effect vinyl flooring.

Upstairs, a carpeted staircase leads to a bright landing with a built-in storage cupboard and loft access. The main bathroom features attractive modern tiling, 'Roca' sanitaryware including a WC, wash hand basin, and bath with mains-fed shower over. A white ladder-style towel rail completes the room.

The home also offers three well-proportioned bedrooms, all carpeted. Bedroom 1 to the rear is a spacious double with a stylish opaque glass double wardrobes. Bedroom 2 to the front is a further generous double with built-in mirrored wardrobes. Bedroom 3 to the rear is a small double or a good-sized single with a built-in wardrobe.

Externally, the property is enhanced by a large rear garden with patio, fully enclosed by timber fencing and offering plenty scope for development.

5 Burnside is a truly impressive and energy-smart home, combining comfort, efficiency, and contemporary style.







Approx. Dimensions

Kitchen/Dining	6.31m x 2.31m
Lounge	4.41m x 3.15m
Shower room	1.96m x 1.78m
Bedroom 1	3.31m x 2.91m
Bedroom 2	3.00m x 3.08m
Bedroom 3	2.92m x 2.20m
Bathroom	2.86m x 2.53m

Extras Included

Fitted floor coverings, blinds, hob, fridge, freezer, oven, microwave, dishwasher, washing machine

Heating	Hybrid - gas and air source heating Mechanical Ventilation with Heat Recovery (MVHR) system
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band B
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.

R&R Urquhart LLP

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

www.urquhartproperty.com

