

50 SUTORS PARK, NAIRN IV12 5BQ

Offers over £300,000



A desirable and well-presented three bedroom detached bungalow in walk-in condition, and with well-tended gardens.

R&R Urquhart LLP



This beautifully presented three-bedroom detached bungalow offers comfortable and low-maintenance living in a popular and peaceful location. Set within neat and tidy gardens, the property also benefits from a tarmac driveway and a loc bloc driveway providing generous private parking and leading to a garage fitted with electric doors, newly installed in 2023.

The home is ideal for retirees amongst other buyers, combining ease of maintenance with modern efficiency.

The property is warmed by gas-fired central heating and features solar panels connected to the national grid, assuring a very energy efficient home.

Entry is via a smart, navy blue composite front door recently fitted, and leading into a vestibule and then a welcoming hallway. To the front, the well-proportioned lounge is bright and inviting, a comfortable room for relaxing in, laid with carpet and enjoying lots of natural daylight.

The dining kitchen, refitted approximately six years ago, boasts a good selection of contemporary cream gloss units paired with neutral coloured laminate worktops and a striking lime green splashback, creating an eye-catching finish. Appliances include a fridge freezer, washing machine, electric oven, gas hob, extractor hood, and a cream composite one and a half bowl sink. Ample room is available for a dining table and chairs, and a nice flow into extra living space via patio doors leads into a spacious conservatory, also updated six years ago. Glazed with uPVC windows on three sides and with a door giving direct access to the garden. A terrific space to be enjoyed year round.

There are three bedrooms, all with excellent built-in storage and laid with neutral carpeting. The principal bedroom enjoys the convenience of an ensuite shower room comprising a shower cubicle housing and electric shower, along with a WC, and wash hand basin.

A contemporary family bathroom completes the interior, featuring an integrated WC, wash hand basin, and mains-fed shower within a stylish cubicle.

Outside, the neat and tidy garden wraps around the house to the front sides and rear, mainly laid to lawn, and bordered with established shrubs, along with a paved patio area outside the conservatory. The garage is clean and spacious and can be accessed from the electric door to the front and a pedestrian door from the back garden.

This is a well-maintained, move-in-ready property in a sought-after area, perfect for easy living.







Approx. Dimensions

Lounge	4.58m x 3.97m
Kitchen/Dining	5.19m x 2.83m
Conservatory	2.45m x 2.54m
Bedroom 1	4.12m (into wardrobes) x 2.78m
En-suite	2.36m (into shower cubicle) x 1.05m
Bedroom 2	2.80m x 3.51m (into wardrobes)
Bedroom 3	2.74m x 2.61m
Bathroom	2.98m x 1.87m

Extras Included

Fitted floor coverings, blinds, curtains, fridge freezer, washing machine, oven, hob, garden seat, greenhouse.

Heating	Gas fired central heating, solar panels.
Double Glazing	Timber double glazing
Council Tax	Band D
EPC Rating	Band A
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.

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