

50 LAWRIE DRIVE, NAIRN IV12 5TY

Offers over £235,000



Rarely available, two-bedroom detached bungalow with large South facing rear garden.

R&R Urquhart LLP

A most desirable two-bedroom bungalow is brought to the market in truly walk-in condition. Located in the more recent Meadow Lea development to the East side of Nairn convenient for access to the beach and Culbin Woods. The property will appeal to a wide range of buyers, in particular someone looking to downsize.

The rear South facing garden, has an open aspect outlook and is fully enclosed by timber fencing. Mainly laid to lawn with some stone chippings and a patio area accessed from the kitchen French doors. A shed is included in the sale. The front garden is again mainly laid to lawn and the property benefits from a considerable loc-bloc driveway providing parking for several vehicles.

Hall 6.84m x 1.18m

A long hallway accessed via a uPVC front door leads to all rooms. The hall benefits from a large double door cupboard housing the electric circuit unit and a further shelved cupboard, both offering excellent storage. A hatch to the loft is located in the ceiling.

Lounge/Dining/Kitchen

Lounge 4.43m x 4.26m

Kitchen 4.40m x 3.00m (full length 8.83m)

A bright, attractive and spacious open-plan room combining a welcoming dual aspect lounge and a contemporary kitchen fitted with cream high-gloss units and a laminate work-top. Appliances include an integrated dishwasher, washing machine, single oven, microwave, five ring gas hob and extractor hood. A 1½ bowl stainless steel sink sits below the window and the Potterton central heating boiler is concealed with a wall unit. There is ample room for dining and access to the garden can be made via French doors onto the patio area.



Bathroom **3.00m x 2.11m**

Beautifully styled and fitted, comprising a white bath with mains fed shower over and an integrated WC and wash hand basin. A large mirror above the WC and wash hand basin give the illusion of greater space and attractive wall tiles give a luxurious finish.

Bedroom 1 **4.28m x 2.70m**

A generous double room to the front of the property benefitting from double mirrored wardrobes.

Bedroom 2 **2.98m x 2.94m**

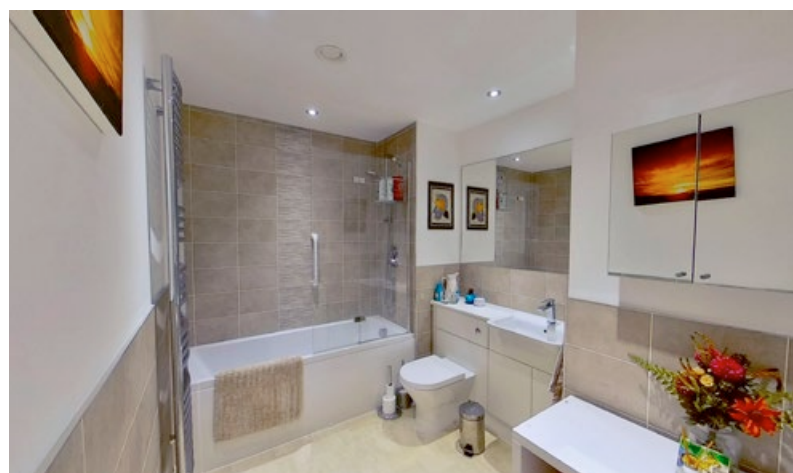
Another double room to the side aspect and again providing great storage by means of fitted double wardrobes.

About Nairn

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.

**Approx. Dimensions**

Hall	6.84m x 1.18m
Lounge	4.43m x 4.26m
Kitchen	4.40m x 3.00m (full length 8.83m)
Bathroom	3.00m x 2.11m
Bedroom 1	4.28m x 2.70m
Bedroom 2	2.98m x 2.94m

Extras Included

Dishwasher, washing machine, oven, microwave, hob, blinds, curtains, fitted floorcoverings. Most furniture can be available by separate negotiation.

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