

55 BEECH AVENUE, NAIRN IV12 4ST

Offers Over £215,000



Spacious 3-bedroom semi-detached bungalow located in the desirable Achareidh development of Nairn, will appeal to a variety of buyers.

R&R Urquhart LLP



This appealing three-bedroom extended semi-detached bungalow offers versatile living space both inside and out, perfect for families, first-time buyers, and downsizers alike.

Set within a generous plot, the property boasts a large, sunny rear garden complete with a greenhouse, summer house, shed, and a patio area ideal for barbeques.

The front garden is laid to lawn and enclosed by a block-built wall, with a loc-bloc driveway offering off-street parking, and leading to a double-length garage complete with built-in vehicle inspection pit, perfect for car enthusiasts or mechanics.



Approx. Dimensions

Lounge	4.62m x 2.91m
Dining Room	3.43m x 2.64m
Kitchen	3.96m x 3.14m
Cloakroom	1.49m x 1.45m
Bedroom 1	3.52m x 2.30m
Bedroom 2	3.42m x 2.80m
Bedroom 3	3.71m x 2.28m
Shower room	2.08m x 1.56m

Extras Included

Blinds, curtains, floorcoverings, hob, oven. Summer house, greenhouse, shed.

Heating	Gas fired central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band D
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EPC Rating	Band
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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Inside, the timber front door and side-screen opens into the hallway which leads to a well-proportioned front-facing lounge, featuring an archway through to the dining room, creating a natural flow.

A door off the dining room connects to the rear hall, where you'll find a side access door to the garden, along with giving access to a bright dual-aspect kitchen with ample room for informal dining, and a cloakroom with WC and wash hand basin.

There are three generous bedrooms, offering flexible accommodation options, along with a shower room fitted

with a WC, wash hand basin, and a separate cubicle housing a Mira electric shower.

The home is ideally positioned close to a large area of greenspace, perfect for walks or outdoor play, and is within easy reach of Nairn town centre and all local amenities, including shops, schools, transport links, and the beautiful beaches.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a 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.





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.