

5 CHATTAN GARDENS, NAIRN IV12 4QP

Offers Over £135,000



Stone built, ground floor cottage flat with front and back gardens situated in a convenient and popular area of Nairn close to the town centre and train station.

R&R Urquhart LLP

5 Chattan Drive presents a well-proportioned traditional dwelling which would suit a first time buyer or a buyer looking to downsize and have all accommodation on the one level. There is a particularly generous garden to the rear of the property and also a garden to the front. Parking is on-street.

The rooms are all of good proportions with higher than average ceilings giving a further air of space. An addition to the property is a conservatory accessed off bedroom two with a door leading to the rear garden. The conservatory is very pleasant space in which to enjoy some relaxation as it overlooks the garden and is South facing.

The kitchen and the bathroom have been upgraded in recent years.

Hall 3.93m x 1.09m

Accessed via half glazed uPVC door from the side of the property. A good size, deep storage cupboard also houses the electric circuit unit.

Bathroom 2.27m x 1.44m

Comprising a white WC, wash hand basin and a relatively new bath with a mains fed Mira shower over. The walls are lined with wet-wall panelling and the floor is laid with durable anti-slip vinyl. Two windows face to the side of the property and a shelved cupboard provides handy storage.

Kitchen 3.33m x 1.96m

Refitted in recent years with contemporary pale sage wood effect units and a complementing laminate worktop. A single electric oven, four ring gas hob, an extractor hood and a stainless steel sink and drainer are included with space available for white goods. A window faces to the front.



Lounge 4.54m x 3.54m

A well-proportioned carpeted room to the front of the property. A fireplace has been blocked off some years ago but could potentially be opened up and re-used. A large cupboard provides good storage and also houses the central heating boiler.

Bedroom 1 3.79m x 3.24m

A well-proportioned room accessed from the hallway and with a single built-in wardrobe. A glazed door leads into the conservatory.

Conservatory 2.20m x 2.20m

A welcoming additional space to the original layout, South facing and glazed to 3 sides with a polycarbonate roof and a double glazed door leading to the garden.

Bedroom 2 3.76m x 2.90m

Another generous room accessed off the lounge and facing to the rear of the property.

Outside

The rear garden is accessed from the side of the property along a paved path. The garden is laid to lawn and surprisingly generous in size. Two sheds are included in the sale and the garden is screened by hedging. A paved patio area is accessed from the conservatory. To the front the garden is mainly grassed and enclosed by a stone wall with a wrought iron gate leading to the paved path.

**Surrounding Area**

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.

Accommodation

Hall, Lounge, Kitchen, Bathroom, 2 Bedrooms, Conservatory, Garden

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