

5 SANDOWN ROAD, NAIRN IV12 5NW

Offers Over £150,000



Two bedroom mid-terraced bungalow perfect for a first-time buyer or a buyer wishing to downsize to a bungalow. Located in a convenient setting on the edge of Nairn

*R&R Urquhart* LLP

5 Sandown Road is an excellent two bedroom mid-terraced bungalow providing deceptively spacious accommodation all on the one level.

Decorated and carpeted in neutral tones with a modern kitchen and bathroom, the property is pretty much 'good to go'. It is set in a very realistic price bracket which should encourage the first time buyer, however, would equally suit someone wishing to downsize.

The garden to the front is designed for low maintenance with gravel to either side of a paved path with a wrought iron fence enclosing the property.

To the rear, the property offers a large enclosed lawned garden with a shed, providing ample scope to plan and cultivate a garden to suit ones needs.

Located in the Tradespark area to the West side of Nairn, convenient for commuting to Inverness. A local Co-op grocery store which incorporates a Post Office is a short stroll away and a bus service passes the door.



**Hall – 4.88m x .91m**

A uPVC front door enters into the carpeted hallway which accesses all rooms except the kitchen. The loft is accessible via a hatch in the ceiling.

**Sitting Room – 4.59m x 3.81m**

A spacious room to the front of the property laid with neutral coloured carpet. A tiled fireplace has been temporarily blocked concealing an open fire to the rear. A full-height cupboard sits to the side of the fireplace and houses the Worcester central heating boiler. A door leads to the kitchen.

**Kitchen – 3.81m x 2.00m**

To the rear of the property and fitted with contemporary matte cream wall and base units with a laminate worktop and tiled splashback. A stainless steel sink and drainer sits below the window overlooking the back garden. Space is available for white goods and a freestanding electric cooker with extractor hood are included. A white uPVC door leads to the rear garden. The floor is laid with a durable tile effect laminate.

**Bedroom 1 – 3.61m x 3.38m**

A bright and generous room to the front of the property laid with neutral coloured carpet and allowing ample space for furniture.

**Bedroom 2 – 3.30m x 2.49m**

To the rear of the property overlooking the rear garden, laid with carpet allowing double capacity.

**Bathroom – 1.97m x 1.97m**

To the rear of the property and comprising a contemporary white WC, wash hand basin and bath with a Triton electric shower over, a glass shower screen and wet-wall panels to the walls. The floor is laid with tile effect laminate flooring and a window faces to the rear.

**Accommodation**

Hall, Sitting Room, Kitchen, 2 Bedrooms, Bathroom, Garden

Heating	Mains gas central heating
Double Glazing	White uPVC double glazing.
Council Tax	B
EPC Rating	D
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.