

6 ALTON BURN LINKS, ALTONBURN ROAD, NAIRN, IV12 5BJ

Offers Over £600,000



Impressive 4 bedroom detached dwelling enjoying stunning panoramic sea views over the Moray Firth.

*R&R Urquhart* LLP

Completed in 2017, 6 Alton Burn Links presents a stunning executive detached villa forming part of a small exclusive development of 9 properties. No 6 commands an enviable location overlooking the Nairn Golf Course and taking in breath-taking views across the Moray Firth. One can take in the ever-changing vistas and colours over the sea and even catch the dolphins gracefully swimming by!

The development sits at the edge of Nairn to the West side, ideal for commuting to Inverness and the airport. It also adopts a sense of being semi-rural as to three sides it is bordered by green space, whilst only being a mile or so from the town centre and all the amenities the seaside town of Nairn has to offer.

The property boasts high-end quality fixtures and fittings, solid oak doors, finishings and staircase and is also extremely energy efficient, benefitting from air-source heating.

Featuring light, airy accommodation presented to the highest standard, including bespoke fittings throughout and carefully chosen quality sanitaryware and attractive tiling. Floors are either laid with luxurious neutral carpeting or attractive and durable Amtico flooring and there is storage in abundance.

The layout and rooms allow for lots of flexibility in use, ideal for a growing family and their individual requirements.

Externally, the rear garden is fully enclosed, mainly laid to lawn, with raised flower beds adding interest. A patio area, just off the lounge provides a place in which to sit and enjoy the stunning sunsets. A high quality 'glasshouse' is included.

To the front, there is ample off-street parking on a tarmac driveway and a huge enviable double garage with two electronic doors.

The property is entered through a generous vestibule and in turn into the hallway which has a warm welcoming feel, attributable to the oak doors, finishings, staircase and Amtico oak effect flooring.



The bright and airy formal lounge, just off the hall, gains lots of natural daylight via the sliding patio doors and side screens which lead onto the patio area and back garden.

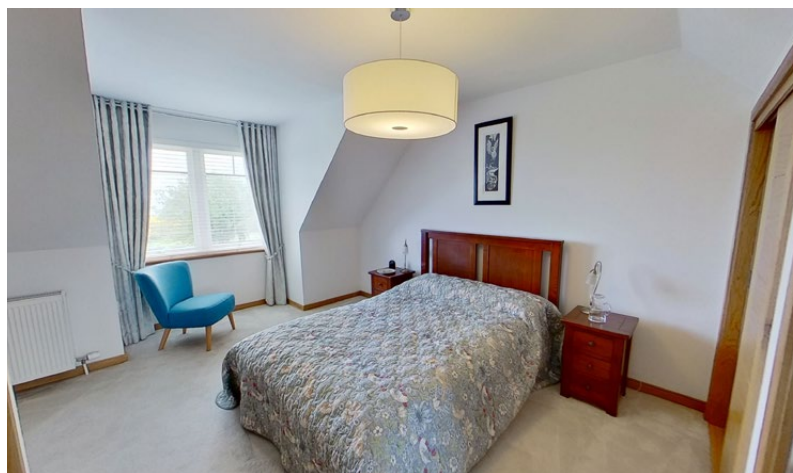
The hub of the home will undoubtedly be the striking open plan dining kitchen which is dual aspect, thereby allowing plentiful natural light to flood in throughout the day. Fitted with a good selection of high gloss neutral coloured units with a complementing granite worktop. An island provides a great work and social space and houses the ceramic hob with contemporary extractor hood above. Integrated appliances and extras include, a dishwasher, double oven tower, microwave, warming drawer, fridge freezer, hob, extractor hood, instant boiling water tap, 15 bottle wine rack and a wine cooler. There is also ample room for a large formal dining table and chairs.

Also conveniently on the ground floor are two double bedrooms. One presently utilised as a 'snug' and the other as a cinema room. This room benefits from a beautiful fully tiled contemporary en suite shower room.

Completing the ground floor accommodation is a well-appointed utility room with space for white goods, coat hanging area, stainless steel sink and a 'pulley' clothes airer. A door leads to the side and garden and a further door accesses an elegant guest shower room, fully tiled with attractive quality tiling.

A carpeted oak staircase leads to the first floor and directly onto a fabulous open-plan living space with patio doors leading onto the balcony, ideal from which to take in the sea views. To the front of this area there is also a formal dining space with a Juliette balcony providing a fantastic overall entertaining zone.

To each side of the open-plan area lies a spacious double bedroom, the master and a guest room, both with gorgeous en suites, one with a bath and one with a shower, and both rooms providing excellent built-in storage.



## Approx. Dimensions

### Ground floor

Lounge	5.10m x 4.70m
Kitchen/Dining	4.19m x 7.20m
Utility Room	3.60m x 1.70m
Shower room	2.91m x 1.70m
Bedroom 3	4.20m x 4.20m
En suite ( bed 3)	1.96m x 1.60m
Bedroom 4	3.32m x 2.90m

### First floor

Seating area	5.10m x 3.31m
Dining area	3.60m x 2.70m
Master bedroom	3.84m x 5.90m (at longest)
En suite ( master)	2.10m x 2.80m
Guest bedroom (2)	4.21m x 3.84m
En suite (bed 2)	2.60m x 2.30m

Garage	6.00m x 6.00m
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## Extras Included

Fitted floor coverings, blinds, light fittings (except kitchen and master bedroom en suite) Integrated appliances – double oven tower, microwave, warming drawer, fridge, freezer, wine cooler, dishwasher, hob, instant boiling tap. Glass house

Heating	Air source heating with underfloor heating downstairs and radiators on first floor.
Double Glazing	uPVC double glazing
Council Tax	Band G
EPC Rating	
Gas	None
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.