

6 SPEY STREET, NAIRN IV12 5TX

Offers over £335,000



Four bedroom detached dwelling offering generous accommodation is located on a smart and modern street comprising similar properties.

R&R Urquhart LLP



This attractive four-bedroom detached home, built in 2017 to the 'Huntly' Springfield design, is set within a well-regarded and modern development to the east of Nairn.

Designed with contemporary living in mind, the property offers spacious, flexible accommodation over two floors

and has been finished to a high standard throughout. Ideal for families or those looking for a low-maintenance, move-in-ready home, it combines comfort, practicality, and style in equal measure.

The ground floor comprises a welcoming lounge to the front, perfect for quiet evenings or entertaining guests. To the rear, the heart of the home is the generous open-plan kitchen, dining, and sun lounge area, filled with natural light and offering direct access to the garden via French doors, creating a pleasant indoor-outdoor flow.

The kitchen is modern and well-equipped, fitted with white gloss units, and complementing light wood effect laminate worktops with matching upstand. Integrated appliances are manufactured by AEG and include an induction hob, extractor hood, stainless steel sink, dishwasher, self-cleaning oven, microwave, fridge and freezer. With ample room for dining and opening into the sun lounge, this space provides a sociable hub for family life.

Also on the ground floor is a separate utility room fitted with units to match the kitchen and allowing space for a washing machine and tumble dryer. The Potterton boiler is wall mounted, and a door accesses the garden. Also off the utility room is a spacious cloakroom with WC, wash hand basin, and attractively finished adding to the home's practical appeal.

The original garage has been partially converted to create a spacious fourth bedroom, ideal as a guest room, home office, or playroom. A useful garage storage area remains at the front of the property with the garage door still in situ, thereby retaining the original appearance of the property.

Upstairs, there are three generously sized double bedrooms. The principal bedroom benefits from double built-in mirrored wardrobes along with its own ensuite shower room, which is very generous in size, beautifully fitted out, and comprises a WC and wash hand basin integrated into storage, a shower cubicle housing a mains fed shower and lined with attractive neutral toned ceramic tiling. Two Velux windows allow lots of natural daylight to flood in.



The remaining two double bedrooms also benefit from built-in mirrored wardrobes, with each room being bright and well-proportioned offering plenty of space for growing families or visiting guests. These bedrooms have the advantage of sharing a stylish family bathroom finished with attractive ceramic tiling and comprising an integrated WC and wash hand basin and a bath with mains fed shower over.

The property also benefits from a mechanical ventilation with heat recovery (MVHR) which mechanically supplies and extracts air, recovering heat from outgoing stale air and using it to warm up incoming fresh air. This can greatly improve indoor air quality and energy efficiency.

Outside, the enclosed rear garden is flourishing. Established planting creates colour, with a neat lawn area adjacent to a paved patio off the sun lounge offering the perfect spot for outdoor dining. Excellent outdoor storage is provided via a large shed 3m x 2.4m, a smaller shed 3m x 1.25m and a greenhouse 2.4m x 1.8m

With its modern design, flexible layout, and popular location, this home is an excellent opportunity for buyers seeking a quality home with lots of space, in a desirable setting.





Approx. Dimensions

Lounge	3.84m x 3.70m
Sun Room	3.90m x 2.82m
Kitchen/Dining	6.36m x 3.18m
Utility room	3.40m x 1.58m
Cloakroom	1.92m x 1.43m
Bedroom 4	3.38m x 3.20m
Bedroom 1	4.07m x 3.28m
Ensuite	3.27m x 2.02m
Bedroom 2	3.54m x 3.23m
Bedroom 3	4.63m x 3.13m
Bathroom	2.40m x 2.11m

Extras Included

Fitted floor coverings, blinds, AEG hob, oven, microwave, dishwasher, fridge, freezer, 2 sheds, greenhouse

Heating	Gas fired central heating.
Double Glazing	uPVC triple glazing
Council Tax	Band E
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.

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