

6 VIEW ROAD, NAIRN IV12 5AH

Offers over £175,000



This well-built stone and slate bungalow offers a fantastic opportunity for a first time buyer or someone wishing to down-size, offering an exceptional wraparound garden with huge potential, and just a short stroll from the town centre.

***R&R Urquhart** LLP*



This charming stone-and-slate two-bedroom bungalow offers a great opportunity to secure a solid, well-built home in a highly sought-after area just a short walk from the town centre. Set within a generous plot, the property enjoys large

gardens to the front, side and rear, providing exceptional potential for landscaping, extension, parking or the addition of a garage.

The home also benefits from UPVC double glazing and gas central heating.

A UPVC door opens into the hall, where you'll find a useful cupboard housing the fuse box and electric meter, along with a second shelved cupboard containing the gas valves and Glow-worm boiler. The central heating control panel and thermostat are also conveniently located in the hall.

To the front sits a bright, spacious lounge laid with carpet, featuring a display alcove with storage below and a fire unit with electric fire. Off the lounge is the kitchen, compact yet well designed, with a UPVC double-glazed door leading to the rear garden. It includes a stainless steel sink beneath the window, space for a washing machine, fridge-freezer and cooker, plus a full-height storage cupboard providing excellent additional storage.

Both bedrooms are comfortable doubles, one positioned to the front and the other overlooking the rear garden. The bathroom includes a WC, wash hand basin and bath.

Outside, the property truly shines. A low wall with wrought-iron gate and a paved path lead to the front door, while the extensive surrounding garden offers endless scope for development or simply enjoying the outdoors. With ample room to create off-street parking and a garage, the possibilities are impressive.

Located within easy walking distance of the town centre and close to a handy convenience store, this bungalow combines practicality, potential and a desirable setting—an ideal choice for anyone looking to create a wonderful home in a popular neighbourhood.







### Approx. Dimensions

Lounge	4.54m x 3.74m
Kitchen	3.07m x 2.02m
Bedroom 1	3.18m x 3.00m
Bedroom 2	3.38m x 3.32m
Bathroom	2.02m x 1.70m

### Extras Included

Fitted floor coverings, blinds, curtains, washing machine, cooker and fridge freezer

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

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