

R&R Urquhart LLP



63 Sutors Avenue, Nairn IV12 5AZ

Two bedroom end terraced property located in a residential area to the East of Nairn. The property has been in the same ownership for over 40 years having been a lovely family home during that time. The property is now at the stage where it requires some modernisation to realise once again a great home with generous sized rooms and a large garden with much potential. A short walk leads to Sainsburys Supermarket.

- Hall • Lounge/Dining Room • Kitchen • 2 Double Bedrooms
- Shower Room • Garden

Offers Over £115,000

HSPC Ref - 58058



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PRICE	Offers Over £115,000
ACCOMMODATION	Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, Shower Room, Garden
HEATING	Gas central heating
DOUBLE GLAZING	uPVC and timber double glazing
COUNCIL TAX	band B
EPC RATING	band C
SERVICES	Gas – Mains Electricity - Mains Water – Mains Drainage - Mains

Approx Dimensions

Lounge/Dining Room	6.30m x 3.30m
Kitchen	3.20m x 2.82m
Bedroom 1	4.68m x 2.68m
Bedroom 2	3.35m x 2.73m
Shower Room	2.18m x 1.82m

From Sutors Avenue a single wrought iron gate leads onto a paved path to the front door. The front garden is mainly gravelled with some established shrubs and bushes.

Also from Sutors Avenue, double wrought iron gates access the gravelled driveway which has capacity for several vehicles and space to the rear for a garage. The rear garden is a blank canvas now and offers great potential to plan and design a lovely area.

The front door enters into the hallway which benefits from an understair storage cupboard which also houses the electric circuit box.

Off the hall lies a spacious lounge/diner, which is dual aspect. Adjacent is the kitchen which although offers plenty storage, would probably now benefit from upgrading. It is well-proportioned for designing a new kitchen. A door leads to the rear garden.

A carpeted staircase off the hall leads to the first floor landing where there is access to the loft, two double bedrooms and a shower room. The landing also offers a slatted shelved linen cupboard.

Bedroom one sits to the front. It is a generous double room with a double built-in wardrobe and a further cupboard houses the British Gas 330 central heating boiler. Bedroom two sits to the rear, and again benefits from double built-in wardrobes. The shower room comprises a contemporary white WC, wash hand basin with storage below and an easy access shower enclosure housing an Mira Sport electric shower.



KITCHEN



KITCHEN



BEDROOM 1



BEDROOM 1



SHOWER ROOM



BEDROOM 2



BEDROOM 2



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VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £115,000

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.

R & R Urquhart LLP
Solicitors & Estate Agents
Established 1829

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

www.urquhartproperty.com