

R&R Urquhart LLP



6 Hawthorn Gardens, Nairn IV12 4TN

Desirable three bedroom detached bungalow with garage and fully enclosed garden located in a peaceful cul-de-sac in the popular Achareidh development of Nairn.

The property offers a generous open-plan lounge-dining room with a kitchen off, three bedrooms all with built-in storage, an adjoining garage with new doors and a driveway which could accommodate several vehicles.

- Hall • Lounge/Dining Room • Kitchen • Bathroom • 3 Bedrooms
- Garage

Offers Over £185,000

HSPC Ref - 58234



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PRICE	Offers Over £185,000
ACCOMMODATION	Hall, Lounge/Dining Room, Kitchen, Bathroom, 3 Bedrooms, Garage
EXTRAS INCLUDED	Carpets, blinds, curtains, greenhouse, shed
HEATING	Gas central heating. Boiler serviced March 2020. Boiler fitted by British Gas in 2010
DOUBLE GLAZING	uPVC double glazing – Windows fitted in 2013 Front door fitted in 2017
COUNCIL TAX	E
EPC RATING	C
SERVICES	Gas – mains Electricity - mains Water – mains Drainage - mains

The property sits in a peaceful cul-de-sac surrounded by residential properties of similar style and age. A block and harled wall with wrought iron gates enclose the front garden which is laid to lawn and planted with a variety of plants and shrubs. The driveway provides ample parking for several vehicles and leads to the garage. A path to either side of the property accesses the rear garden which is again laid to lawn and includes fruit trees, a shed and a greenhouse. A rear pedestrian door accesses the garage.

HALLWAY

A uPVC front door installed approx. 1 year ago gives access into an 'L' shaped hallway which in turn accesses all the rooms. The loft is also accessible via a hatch off the hallway.

LOUNGE

4.76M X 3.33M

DINING ROOM

3.40M X 3.37M

A bright and welcoming room with two large windows to the front aspect and one to the side allowing plentiful daylight to flood in. A Fyfestone fireplace houses a Valor gas fire which has been regularly serviced. The dining area provides ample room for a good sized table and chairs and other free standing furniture. The floor is laid with carpet and a door leads to the kitchen and another to the hall.

KITCHEN

3.67M X 3.40M

Well-proportioned and fitted with wood - effect units, a laminate worktop and tiled splashback. Included in the sale is a four ring electric hob, a washing machine, fridge and freezer. A breakfast bar provides informal dining for one and a door leads to the side of the house accessing the garden.

BEDROOM 1

4.11M X 2.61M

To the rear of the property and providing wall-to-wall built-in storage. A generous double room laid with carpet.

BEDROOM 2

3.20M X 2.70M

Another double room with built-in storage. A window faces to the front aspect and again is laid with carpet.

BEDROOM 3

3.30 X 2.50M

Again, a double room with built-in storage facing to the rear of the property and laid with carpet.

BATHROOM

2.44M X 2.40M

Comprising an ivory coloured WC, wash hand basin and bath. Plumbing has been put in place for a shower over the bath or instead of the bath. Generous built-in storage. A hi-level window faces to the side aspect.



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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 £185,000

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.

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