

6 MILLFORD HEIGHTS, MILL ROAD NAIRN IV12 5EZ

Offers Over £265,000



Immaculate three bedroom detached property set in a quiet and exclusive cul-de-sac within easy walking distance of the town centre.

R&R Urquhart LLP

The entrance vestibule leads into a spacious hallway which accesses downstairs rooms and provides a good size storage cupboard under the stairs. The desirable double aspect lounge and dining room are bright and welcoming and sliding patio doors lead to a uPVC conservatory which offers a cheerful space in which to enjoy the garden.



The kitchen is fitted with a good selection of oak effect units with a laminate worktop and tiled splashback. Integrated appliances included consist of a single electric oven, a further oven with grill, a four ring gas hob with extractor hood above and a fridge. Space is available for a freestanding dishwasher. A stainless steel sink and drainer sit below the window to the rear overlooking the garden.

Off the kitchen lies the utility room providing storage to complement the kitchen, a stainless steel sink and space for a washing machine and tumble dryer (the washing machine is included). A door leads to the rear garden and a further door into the integral garage.

A tiled cloakroom completes the ground floor accommodation and comprises a white WC and wash hand basin.

The carpeted staircase leads to the first floor landing which gives access to the loft via a hatch.

There are three double capacity bedrooms, one to the front and two to the rear taking in pleasant views towards the riverside. All bedrooms provide generous built-in storage and are laid with carpet.

The family bathroom comprises a white WC, wash hand basin and a bath with a mains fed shower over and glass shower screen. Ceramic tiling line the walls to dado height.

Outside to the front there is a loc-bloc driveway for parking at the front of the garage. The garage benefits from an electrically operated door, has power, light and houses the Worcester central heating boiler. A door leads into the utility room. The attractive easily maintained rear garden is fully enclosed, laid with lawn and planted with a selection of shrubs in raised beds.



Approx. Dimensions

Lounge/Dining	7.29m x 3.24m
Kitchen	3.01m x 3.15m
Conservatory	3.00m x 2.54m
Utility Room	2.95m x 1.62m
Cloakroom	2.02m x 1.04m
Bedroom 1	3.48m x 3.24m
Bedroom 2	3.06m x 2.50m
Bedroom 3	3.22m x 2.50m
Family bathroom	2.65m x 1.84m

Accommodation

Ground floor - vestibule, hall, lounge, dining room, conservatory, kitchen, utility room, cloakroom with WC, integral garage.

First floor – three double bedrooms, bathroom

Extras Included

Fitted floorcoverings, washing machine, light fittings

Heating	Gas central heating (boiler serviced 01.02.2022)
Double Glazing	Timber double 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.