

71 OSPREY CRESCENT, NAIRN IV12 5LG

Offers Over £225,000



Desirable three bedroom detached bungalow located in a popular residential area to the East side of Nairn.

R&R Urquhart LLP

71 Osprey Crescent offers a great home for a range of buyers, from first-time buyers, investment buyers and in particular someone wishing to downsize and have a property all on the one level with low maintenance. The accommodation is deceptively spacious.

From Osprey Crescent a tarmac driveway offers off-street parking. Beyond the timber gates, further parking is available which could accommodate more cars, a caravan or a campervan. The front garden is laid with grass and planted with attractive established conifers. A paved path leads to uPVC front door.

The back garden is laid to lawn with a large paved patio area and bordered by raised flower and shrub beds. A shed is included.

Entrance Vestibule **2.08m x 1.27m**

Accessed via the multi-lock uPVC front door and with a window to the side aspect. A cupboard houses the electric circuit unit.

Cloakroom with WC **2.02m x 1.00m**

A convenient second toilet just off the vestibule, comprising a white WC & wash hand basin fitted into a vanity unit. An opaque window faces to the front aspect.

Lounge/Dining Room **6.99m x 3.56m**

A bright dual aspect room with a large double window to the front and a single window to the side. A focal point is created by a gas fire set in a marble hearth with a cream wood effect surround. The floor is laid with wood effect laminate flooring. There is ample room for a large dining table and chairs.

Kitchen **2.13m x 2.81m**

Attractive contemporary kitchen fitted with white gloss units, a mosaic effect tiled splashback and laminate worktop. A half glazed door leads to the driveway and garden. Included are a 1½ bowl stainless steel sink & mixer tap, a four ring gas hob, electric oven (only weeks old), extractor hood and washing machine. Space is available for further white goods.



Inner Hall

Benefitting from a full-height cupboard housing a high pressure hot water cylinder and a hatch giving access to the loft which is well insulated.

Bedroom 1 3.02m x 4.51m

A bright spacious room with french doors leading to the back garden. Excellent storage is available via a five door full-height wardrobe.

Bedroom 2 2.70m x 3.20m

Another bright room to the rear of the property, again with wall-to-wall full height storage.

Bedroom 3 3.16m x 2.36m (at widest)

A single bedroom to the side of the property also ideal as a work-from-home space. A full-height double wardrobe offers great storage.

Bathroom 2.19m x 2.00m

A generous room comprising a white WC and wash hand basin built into a vanity unit with extended shelving. Also a bath benefits from a mains fed shower over and a glass shower screen. A window faces to the side aspect.



Accommodation

Hall, cloakroom with WC, lounge/dining room, kitchen, 2 double bedrooms, 1 single bedroom, bathroom

Approx. Dimensions

Entrance Vestibule	2.08m x 1.27m
Cloakroom with WC	2.02m x 1.00m
Lounge/Dining Room	6.99m x 3.56m
Kitchen	2.13m x 2.81m
Bedroom 1	3.02m x 4.51m
Bedroom 2	2.70m x 3.20m
Bedroom 3	3.16m x 2.36m (at widest)
Bathroom	2.19m x 2.00m

Extras Included

Blinds, washing machine and shed.

Heating	Gas fired central heating
Double Glazing	uPVC double glazed
Council Tax	Band D
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.