

74 WYVIS DRIVE, NAIRN IV12 4TP

Offers over £205,000



Three bedroom detached bungalow with large garden on a corner site located in the popular Achareidh development of Nairn

R&R Urquhart LLP

74 Wyvis Drive is fortunate to command a large corner site in Achareidh, a sought-after residential area to the West side of Nairn.

The sizeable garden extends to the side and back. It has been newly fenced to provide safety and privacy and now offers a large lawned area with two sheds and ample scope for developing. There is also a small garden area to the front and a gravel driveway provides generous off-street parking.

Vestibule 2.05m x 1.53m

A new uPVC front door leads into the vestibule which offers built-in storage by means of a double cupboard with sliding doors. Space for coat hanging. A glazed door accesses the lounge.

Lounge 5.38m x 3.43m

A pleasant bright and spacious room to the front of the property with a full height window allowing lots of natural daylight in. A door accesses the vestibule and a further door leads to the dining room and further accommodation.

Dining Room 3.44m x 2.74m

With ample space for a family sized table and chairs. A window faces to the side aspect and doors lead to the kitchen, bedroom 3 and the inner hall.

Kitchen 3.26m x 2.64m

The kitchen is fitted with a range of walnut wood effect wall and base units with a laminate worktop. Appliances included in the sale consist of a cooker, fridge, washing machine and freezer (located in the vestibule). A glazed uPVC door leads to the side of the property, the driveway and access to the garden. The central heating boiler installed 2021 is located in a larder cupboard.



Bedroom 1 3.54m x 2.70m

A generous double to the rear of the property and benefitting from a built-in wardrobe. Laid with carpet.

Bedroom 2 2.53m x 3.43m

Another good size double room with window to the rear aspect, Double built-in wardrobes and laid with carpet.

Bedroom 3 2.54m x 2.61m

To the side of the property and presently utilised as an office. Again with built-in storage and laid with carpet.

Bathroom 2.46m x 1.86m

Comprising a white WC, wash hand basin and bath with a newly installed mains fed shower over. The bath area is lined with wet wall panels, also newly installed. A window faces to the side aspect.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.

**Accommodation**

Vestibule, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom.

Extras Included

Carpets, blinds, 2 sheds, washing machine, fridge, freezer, cooker.

Heating	Gas central heating – new system installed April 2021
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Double Glazing	uPVC double glazing. New uPVC front door 2021
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Council Tax	D
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EPC Rating	C
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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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.