

75 SPIRES CRESCENT, NAIRN IV12 5PZ

Offers Over £275,000



Attractive four bedroom detached villa with garage, situated on the Eastern outskirts of Nairn and offering a superb family home.

R&R Urquhart LLP

75 Spires Crescent offers an abundance of accommodation with generous room sizes in a modern and easily maintained property. Spires Crescent is a quiet, no-through cul-de-sac where the communal grounds are maintained by a third party to assist in the neat and orderly presentation of the development.

Within a pleasant stroll to the town centre and close-by to Nairn Dunbar Golf Course for the golfing enthusiast. There is also access near-by for walks to the beach.

PORCH

A non-standard addition to the property, glazed to three sides and offering coat and shoe storage on entering the property.

HALL 5.52m x 1.94m

Bright and spacious hall laid with a neutral coloured carpet which continues on the staircase. A small cupboard houses the electric meter and a further full height cupboard houses the hot water tank and provides some storage.

LOUNGE 5.27m x 3.80m

Attractive, spacious room to the front aspect. A focal point is created by way of a gas inset fire with an oak surround. The floor is laid with carpet.

DINING ROOM 3.02m x 2.94m

Presently used as a snug to enjoy the garden and with access to the garden via French doors. Ample room for a dining table and chairs.



KITCHEN 4.56m x 3.02m

A spacious contemporary dining kitchen with a window to rear aspect and fitted with Maple effect wall and base units with black laminate worktops and tiled splashback. Appliances include a four ring gas hob, single oven, extractor fan, dish washer and a stainless steel 1½ bowl sink. Three doors – one to the hall, one to the dining room and one to the utility room.

UTILITY ROOM 2.34m x 1.63m

With units, worktop and tiling to complement the kitchen. Space for white goods, a stainless steel sink, door and window to back garden and a door to the Jack and Jill shower room. A wall mounted cupboard houses the Potterton central heating boiler.

MASTER BEDROOM (downstairs) 3.40m x 4.30m

A bright and generous bedroom to the front of the property and providing lots of floor to ceiling built-in storage. Door to -

JACK AND JILL SHOWER ROOM 2.46m (into shower cubicle) x 1.70m

Accessed from the master bedroom and from the utility room for convenience. Comprising a white WC, wash-hand basin with storage below and a shower cubicle housing a mains fed shower and tiled within.

Carpeted stairs to

LANDING 3.33m x 1.64m

Offering great storage by way of one double and two single full height storage cupboards. Access to the loft via a hatch.

BEDROOM 2 3.42m x 4.74m (into window recess)

A bright room to the front aspect providing excellent built-in storage and laid with carpet.

**BEDROOM 3 4.75m x 4.05m (into window recess)**

Another generous bedroom to the front aspect and with some storage via a raised built-in cupboard. Laid with carpet.

BEDROOM 4 3.60m x 3.46m

Two Velux windows to rear allowing plentiful natural daylight to enter. Presently used as a study, but has capacity for a double bed.

BATHROOM 2.27m x 1.80m

Comprising a white WC, wash-hand basin with storage below and bath with a mains fed shower above. Laid with vinyl floor covering. A Velux window faces to the rear aspect.

GARDEN

The front garden is mainly laid to lawn with some established planted shrubs. A generous driveway leads to the single garage which has power and light. The rear garden is also mainly laid to lawn and is enclosed by a timber fence providing a child and pet friendly environment. A Summer house and metal shed are included in the sale.

Accommodation

Porch, Hallway, Lounge, Dining Kitchen, Utility Room, Dining Room/Snug, 4 bedrooms (one en-suite), Family Bathroom, Garage

Extras Included

Blinds, curtains, fitted floor coverings, light fittings, Summer house, metal shed.

Heating	Gas central heating
Double Glazing	uPVC double glazing
Council Tax	E
EPC Rating	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.

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