

7 ROWAN PLACE, NAIRN IV12 4TL

Offers Over £225,000



Three bedroom extended detached bungalow located towards the end of a quiet no-through cul-de-sac with a fully enclosed garden and ample off-street parking to accommodate several vehicles

*R&R Urquhart* LLP

7 Rowan Place is brought to the market offering many benefits to suit a variety of buyers, with accommodation all on the one level, rooms all being well-proportioned and with the addition of a sunroom to the rear the property.

The front garden is designed with low-maintenance in mind, laid with gravel and paving. An easy access mobility ramp leads to the front door. There is a long driveway which could accommodate several vehicles and leads to the single garage. The fully enclosed rear garden is mainly laid to lawn with a variety of established shrubs. There is a side door access to the garage and a shed is also included.

#### Hall

An 'L' shaped hallway benefitting from two full height cupboards, one which houses the central heating boiler, hot water tank and central heating control panel. A hatch in the ceiling accesses the loft.

#### Lounge 4.94m x 4.63m

A generous well-proportioned room to the front of the property with full height windows to two aspects. A focal point is created by means of a gas fire with timber surround and marble hearth and the floor is laid with carpet.

#### Kitchen 4.12m x 2.57m

To the rear of the property and fitted with oak effect units, a laminate worktop and tiled splashback. Appliances include Zanussi double oven, a four ring gas hob, extractor hood, tumble dryer, washing machine, dishwasher and fridge freezer. An opening leads to the sun room addition.



**Sun Room** **3.37m x 2.57m**

To the rear of the property with a window overlooking the garden and a door and side screen accessing the garden via an easy access ramp.

**Bedroom 1** **3.40m x 3.36m**

To the front of the property, a bright room benefitting from mirrored built-in wardrobes. A shower cubicle has been installed housing a Mira Sport shower and lined with wet wall panelling.

**Bedroom 2** **4.04m x 2.69m**

To the rear of the property, again with built-in mirrored wardrobes and laid with carpet.

**Bedroom 3** **2.42m x 3.03m (at longest)**

Another room to the rear of the property again with built- mirrored wardrobes and laid with carpet.

**Bathroom** **2.07m x 1.68m**

With a window to the side aspect and comprising a white WC, wash hand basin and bath with a bath shower mixer taps.



**Approx. Dimensions**

Lounge	4.94m x 4.63m
Kitchen	4.12m x 2.57m
Sun Room	3.37m x 2.57m
Bedroom 1	3.40m x 3.36m
Bedroom 2	4.04m x 2.69m
Bedroom 3	2.42m x 3.03m (at longest)
Bathroom	2.07m x 1.68m

**Extras Included**

Carpets and fitted floorcoverings, double oven, hob, fridge freezer, dishwasher, washing machine and tumble dryer.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band D
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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