

8 HOWFORD LANE, NAIRN IV12 5QS

Offers over £360,000



Beautifully presented 3-bedroom detached home offers generously proportioned living along with quality finishings, exclusively for residents over the age of 45.

R&R Urquhart LLP



Upon entering, a welcoming reception hall with fitted storage and quality carpeting sets the tone for this beautifully presented home. A convenient guest WC is fitted with a white WC and wash hand basin.

The impressive open-plan kitchen and dining area forms the heart of the property. The stylish solid oak kitchen offers an excellent range of storage with cream worktops and a comprehensive selection of integrated Neff

appliances, including a multifunction oven, combination oven, microwave oven, induction hob, extractor hood, warming drawer and fridge freezer. A delightful self-lit corner pantry provides excellent additional storage.

The dining area benefits from a charming bay window and attractive wood effect flooring, creating a bright and inviting space for dining and entertaining.

A practical utility room off the kitchen is fitted with identical units and worktops as the kitchen, and houses the washing machine, tumble dryer and wall mounted Worcester boiler, which benefits from a British Gas maintenance contract. A door provides direct access to the garden.

The comfortable lounge to the rear of the property features a stylish electric fire unit, quality carpeting and large patio doors opening onto the rear patio area.

The spacious ground-floor principal bedroom includes a double fitted wardrobe and an en-suite shower room comprising a white WC, wash hand basin, mains-fed shower set within a large cubicle, chrome ladder radiator, mirror and fitted cabinet.

A carpeted staircase leads to the first floor landing which is flooded with natural daylight from a Velux window. Built-in full height cupboards provide excellent storage on the landing.

Bedroom 2 is a bright double room to the front of the property with loft access, while Bedroom 3 is a generously sized double room to the rear with triple sliding door wardrobes.

The family bathroom is fitted with a white suite comprising WC, wash hand basin and bath with shower attachment above, enhanced by a Velux window allowing plentiful daylight in.



Externally, a loc-bloc driveway provides ample off-street parking and leads to the garage, which benefits from an electric door, power, lighting and water supply. The property also enjoys a large patio area with good privacy. Beyond this are beautifully maintained communal gardens with mature trees and an ornamental pond, creating a peaceful setting within the sought-after Firhall Village development.

Each property on the development pays an annual charge (currently £978 per annum) for ground maintenance. Apartments pay an additional charge of £70 per month to cover building insurance, communal maintenance and the lift maintenance.





Approx. Dimensions

Hall	1.84m x 0.85m
WC	1.84m x 0.85m
Lounge	4.94m x 3.83m
Kitchen/Dining	8.30m x 3.37m
Utility Room	3.25m x 1.71m
Bedroom 1	3.36m x 3.25m & 3.00m x 1.06m
En-Suite Shower	2.21m x 2.09m
Bedroom 2	4.37m x 4.31m
Bathroom	2.06m x 1.86m
Bedroom 3	3.46m x 2.76m
Garage	5.97m x 2.94m

Extras Included

Washing machine, tumble dryer, fridge, freezer, hob, 3 x ovens, fitted floor coverings, curtains and blinds

Heating	HIVE controlled gas central heating
Double Glazing	Double glazing (newly installed)
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.

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