

86 WYVIS DRIVE, NAIRN IV12 4TP

Offers Over £115,000



A great starter home in a popular and peaceful location in the Achareidh development of Nairn. The property forms part of a four in a block development with two houses to the front and two to the rear. No 86 sits to the front.

***R&R Urquhart** LLP*



A uPVC and glazed front door accesses the sitting room where the floor is laid with new neutral coloured carpeting, and lots of natural daylight is gained via a full height double glazed window.

The kitchen is accessed off the sitting room and fitted with limited units and includes an electric cooker, a freestanding fridge-freezer and a freestanding washing machine. A

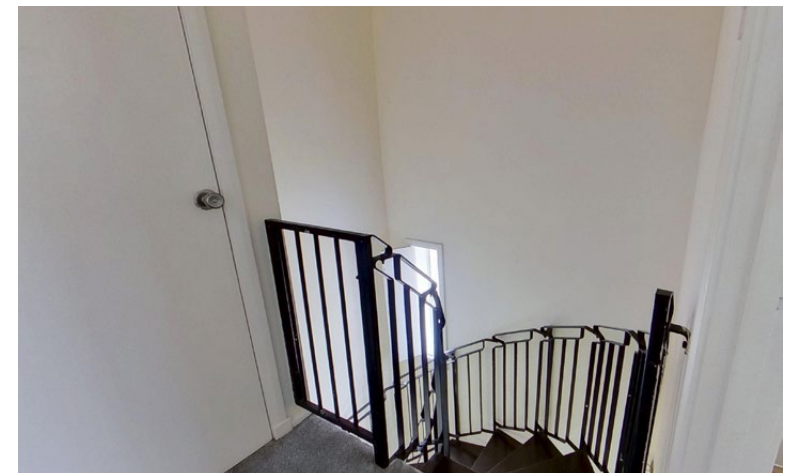
large window overlooks the front garden and allows lots of natural daylight in.

Also off the sitting room is an attractive cast iron with wood tread spiral staircase leading to the first floor landing which benefits from a good sized shelved storage cupboard, and also gives access to the loft via a hatch.

The bedroom is a bright well-proportioned room and offers more good storage by way of triple fitted wardrobes along one wall. The floor is laid with new carpet.

Also on the first floor is the bathroom which comprises a white WC, wash hand basin and bath with a mixer shower tap over and glass shower screen. The floor is laid with wood effect laminate.

A long gravelled driveway provides off-street parking for several vehicles, and leads to a fence enclosing a private grassed area to the rear with a shed. The front of the property also benefits from a generous garden area, laid to lawn with some established bushes planted.







Approx. Dimensions

Sitting Room	4.30m x 2.90m (4.91m at widest)
Kitchen	2.00m x 1.85m
Bedroom	3.37m x 2.42m
Bathroom	2.34m 1.78m

Extras Included

Carpets, curtains, washing machine, cooker and fridge freezer

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band A
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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