

R&R Urquhart LLP



8 Croft Road, Nairn IV12 5NP

Two bedroom semi-detached bungalow located in an area where properties rarely come to the market. The property has great potential and although now in need of upgrading, could provide a perfect home for a wide range of buyers, including first-time buyers, investment buyers and buyers looking to downsize. Croft Road is a quiet street situated on the edge of Nairn to the West side, ideal for commuting to Inverness.

- Vestibule • Hall Sitting Room • Dining Kitchen •
- 2 Double Bedrooms • Bathroom • Garden

Offers Over £130,000

HSPC Ref 58415



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PRICE	Offers Over £130,000
ACCOMMODATION	Vestibule, Hall, Sitting Room, Dining Kitchen, 2 Double Bedrooms, Bathroom, Garden.
HEATING	Gas Central Heating
DOUBLE GLAZING	Timber double glazing
COUNCIL TAX	Band B
EPC RATING	Band D
SERVICES	Electricity - Mains Gas - Mains Water - Mains Drains - Mains Telephone - Wired

VESTIBULE

1.55M X 1.30M

Entered via a timber front door with a glazed side-screen. A small cupboard houses the upgraded consumer unit and electric meter. A glazed door then enters into the hallway which is generously broad and accesses all rooms, also gives access to the loft and benefits from a large shelved cupboard.

SITTING ROOM

4.08M X 4.00M

A well-proportioned room to the front of the property with a large triple pane window attracting plentiful daylight. A Baxi Bermuda fire provides a focal point and the central heating boiler is located behind the fire.

DINING KITCHEN

5.34M X 2.98M

A spacious family kitchen with ample room for dining and offering great built-in storage by way of two pantries. There is a good selection of wall and base units with space available for white goods and a stainless steel sink sits below a window overlooking the back garden. A door off the kitchen accesses the small rear porch which houses the original coal store and in turn a further door leads to the back garden.

BEDROOM 1

3.78M X 3.31M

To the front of the property, a generous double room with a built-in wardrobe.

BEDROOM 2

3.61M X 3.43M

Again a generous double room, this time to the rear of the property and again benefitting from a built-in wardrobe.

BATHROOM

2.61M X 1.66M

Comprising a white WC, Wash hand basin and bath. A window faces to the side aspect.

Outside the front garden is divided by a paved path leading to the front door. A further paved path to the side of the property leads to the fully enclosed rear garden which is deceptively bigger than it appears. The garden offers great potential and once cleared, provides a blank canvas in which to establish a desirable secluded South facing area.





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VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £130,000

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.

R & R Urquhart LLP
Solicitors & Estate Agents
Established 1829

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

www.urquhartproperty.com