

95 BEECH AVENUE, NAIRN IV12 4ST

Offers over £280,000



A much sought after four bedroom detached bungalow with garage is brought to the market offering deceptively spacious accommodation .

R&R Urquhart LLP



95 Beech Avenue is a four bedroom extended bungalow situated in a desirable area in the Achareidh development of Nairn. The property enjoys open views onto a large green area and play park, ideal for families with children and dog owners.

Internally, the house is contemporary in décor with surprisingly generous accommodation, and offers an abundance of storage.

A gravelled driveway provides ample off-street parking and leads to the single garage which houses the central heating boiler, gas meter and electric circuit unit. A gate to one side of the house then leads to the rear garden which is fully enclosed by a block wall and mainly laid to grass, providing a safe space for children. A gate to the other side of the property accesses a small patio area.

The property is entered via a white uPVC door into an L-shaped hallway which provides excellent storage by means of three large cupboards, one of which houses the hot water tank. The loft is accessed via a hatch in the ceiling, is floored and has light.



Approx. Dimensions

Dining Kitchen	6.06m x 2.96m (3.50m at widest)
Dining Room	3.12m x 2.69m
Lounge	4.86m x 3.22m
Bathroom	2.47m x 1.82m (2.25m widest)
Bedroom 1	4.01m X 2.93m
En Suite	2.94m x 1.33m
Bedroom 2	3.60m x 2.95m
Bedroom 3	2.82m x 4.85m (into recess)

Extras Included

Blinds, curtains, fitted floorcoverings.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





The dining kitchen is a pleasant room and offers a more informal space to dine, benefitting from a breakfast bar and an area for a table and chairs next to the French doors which overlook the back garden. The kitchen is fitted with light wood effect units, a black laminate worktop and tiled splashback with a 1½ bowl stainless steel sink sitting below the window overlooking the park. An electric oven, ceramic hob and extractor hood are included, and space is available for a washing machine, fridge and freezer.

Off the kitchen lies the open-plan dining room and lounge with two large windows facing to the front overlooking the park. Although open-plan, the layout allows for some seclusion between the two rooms and creates a nice flow between the kitchen, dining and lounge. A door in the lounge can also access the hallway, and a gas fire creates a focal point.

The four bedrooms are contained to the rear of the property. One is presently utilised as an office and the other

three provide very generous doubles, all with excellent built-in storage. The master bedroom also benefits from an en suite shower room comprising a white WC, wash hand basin and large shower cubicle housing a Mira electric shower.

The spacious family bathroom comprises a white WC, wash hand basin, bath with shower attachment and a shower cubicle tiled within and housing a Mira electric shower.





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.

