

R&R Urquhart LLP



9 Grant Place, Firhall, Nairn, IV12 5QB

Desirable and rarely available two bedroom detached bungalow with garage positioned on an attractive site with ample parking and open aspect to the rear. Built to the present owners specifications, the property is an ideal house for a buyer looking to downsize with attractive grounds to enjoy without the maintenance responsibility.

Hall • Lounge/Dining Room • Kitchen • Utility Room • 2 Double Bedrooms (one with shower room en-suite) • Bathroom • Garage

Offers Over £190,000

HSPC Ref - 55365



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PRICE	Offers Over £190,000
ACCOMMODATION	Hall, Lounge/Dining Room, Kitchen, Utility Room, 2 Double Bedrooms (one with shower room en-suite), Bathroom, Garage.
EXTRAS INCLUDED	Carpets, blinds, curtains, washing machine, tumble dryer, fridge, freezer, oven, hob, microwave.
HEATING	Gas central heating
DOUBLE GLAZING	Timber double glazing
COUNCIL TAX	Band D
EPC RATING	Band C
SERVICES	Electricity – Mains Gas – Mains Water – Mains Drains - Mains Telephone – Wired

A loc-bloc driveway provides parking for several vehicles and leads to the single garage with a Gliderol electric door. Flower beds to the side of the property and lawn to the front. A paved path and wooden gate lead to the rear of the property where there is a patio area, bin storage and open aspect with mature trees for shelter.

To the rear the property benefits from sunlight from the South, West and the evening sun from the North also. The front benefits from the Easterly morning sunshine.

HALL

Generous 'L' shaped hallway laid with durable wood effect flooring. A cupboard houses the 'Mega Flo' hot water cylinder, the alarm control and the electrical circuit unit. Some spar shelving is fitted for linen storage.

BATHROOM

1.97M X 1.71M

With a window to the side of the property and comprising a white WC, wash hand basin and bath with mains fed shower over and a glass shower screen.

LOUNGE/DINING ROOM

7.06M X 4.17M

Bright spacious room to the rear of the property, gaining plentiful natural daylight via a triple window and a set of patio doors which lead to the patio area. Laid with carpet. Open access to the kitchen.

KITCHEN

4.47M X 3.18M

Window to the rear of the property and well fitted with maple effect units with a complementing laminate worktop and splashback. Integrated appliances consist of a fridge, freezer, 4 ring gas hob, extractor hood, electric oven, microwave oven and a 1 ½ bowl stainless steel sink. A small breakfast bar provides informal dining space and is portable. Glazed door to utility room.

UTILITY ROOM

2.95M X 1.63M

Door leading to the side of the property and window to the front. Including a freestanding washing machine, tumble dryer and stainless steel sink. Base units to complement the kitchen. A wall-mounted Worcester central heating boiler and the central heating control panel are located in the utility room.

BEDROOM 2

3.61M X 3.10M

Bright double room to the front of the property, laid with carpet.

BEDROOM 1

3.56M X 3.18M

Generous double room laid with carpet and benefitting from double sliding door wardrobes. Door to en-suite.

EN-SUITE SHOWER ROOM

1.54M X 2.10M (INTO SHOWER CUBICLE)

Comprising a white WC, wash hand basin with mirrored cabinet above, 1100mm shower cubicle lined with wet wall panelling and housing a Trevi mains fed shower.

OUTSIDE

The majority of the beautiful grounds at Firhall Village are communal and are looked after and maintained to a high standard by Firhall Village Trust.

ABOUT FIRHALL VILLAGE

Situated in a quiet location on the Eastern outskirts of Nairn Firhall Village development was created exclusively for the over 45s. Firhall development is designed with a wide variety of different styles of houses and apartments and is laid out in landscaped parkland, which utilises attractive mature trees and shrubs, together with new planting and lawns throughout and is a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. All residents in the Firhall Village Development will have the use of the public rooms on the ground floor of Firhall House for clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. Owners also have the right to fish for trout on the River Nairn.

Each property on the development pays an annual charge (currently £840 per annum) for ground maintenance.

LOUNGE/DINING



LOUNGE/DINING



LOUNGE/DINING



BEDROOM 1



BEDROOM 2



KITCHEN



REAR ASPECT



UTILITY ROOM



EN-SUITE



BATHROOM



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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 £190,000

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.

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