

9 SUTORS GATE, NAIRN IV12 5BW

Offers Over £250,000



Three bedroom detached bungalow with garage located in a desirable residential area to the East of Nairn.

*R&R Urquhart* LLP



The property is accessed off Sutors Gate onto a tarmac driveway which leads to the garage. A gate at each side of the property lead to the rear garden which is mainly laid to lawn and given it's elevated situation provides pleasant views over rooftops.

A timber front door leads into an entrance vestibule which in turn leads into the hallway which benefits from some built-in storage.





A generous lounge to the front of the property gains lots of natural daylight via a large picture window and a focal point is created by way of a fireplace housing a gas fire. Three double bedrooms are all accessed of the hallway. Bedrooms two and three have windows to the front of the property and both benefit from built-in wardrobes. The master bedroom sits to the rear of the property and also benefits from built-in wardrobes along with an en suite shower room comprising a WC, wash hand basin and shower cubicle housing a mains fed shower and tiled within. The family bathroom comprises a white WC, wash hand basin and bath with tiling around it.

The desirable open-plan kitchen/dining room offers patio doors leading to the rear garden and a breakfast bar defines the two areas. The kitchen is fitted with wood effect wall and base units, a laminate work top and tiled splashback. A cooker and fridge are included in the sale. Off the kitchen, lies the utility room with door to the side aspect. A sink unit with stainless steel sink, washing machine and freezer are included.





### Approx. Dimensions

Lounge	5.12m x 4.34m
Kitchen/Dining Room	5.40m x 3.58m and 4.27m
Utility Room	2.19m x 1.62m
Bedroom 1	4.16m x 3.34m
En-suite	1.22m x 2.38m at longest
Bedroom 2	3.68m x 2.75m
Bedroom 3	3.56m x 3.02m
Bathroom	2.75m x 1.90m

### Accommodation

Entrance Vestibule, Hall, Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms (one with en-suite shower room), Bathroom, Garage

### Extras Included

Carpets, blinds, curtains, cooker, fridge, freezer and washing machine.

Heating	Gas central heating
Double Glazing	Timber double glazing
Council Tax	E
EPC Rating	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.