

AURORA, LOCHLOY ROAD, NAIRN IV12 5AF

Offers Over £325,000



Four bedroom detached dwelling located in a desirable area just a short stroll from the beach, riverside, town centre and directly opposite Nairn Dunbar Golf Club.

*R&R Urquhart LLP*





Aurora is a spacious four-bedroom detached home offers a fantastic home with generous accommodation and an exceptional garden, perfect for family living. The front of the property is enclosed by a low block and harled wall and

approached via a loc bloc and gravel drive, providing ample parking and potential space for a garage.

A spacious uPVC double-glazed porch at the front leads into a welcoming hall with staircase to the first floor.

The ground floor features a bright and generous lounge to the front, with a wood burning stove concealed behind an electric fire. French doors open into a versatile garden room or dining room, with its own access to the rear garden and a lovely outlook.



The rear hall provides access to a well-proportioned dual aspect kitchen with space for dining and a good range of kitchen units, a useful utility room with excellent additional storage, and a door with garden access.

An attractively refurbished contemporary bathroom includes an integrated WC and wash hand basin with storage, a bath with a shower tap attachment, and the walls are clad in soft blue, durable wet wall panelling.

Also on the ground floor is a convenient and good-sized double bedroom to the front elevation. Flexible in use this could also be used as a dining room or family room.

Upstairs, the master bedroom is a standout feature with French doors opening onto a private balcony overlooking the attractive garden. This room also benefits from built-in storage and an en suite shower room with WC, wash hand basin, and a shower cubicle a mains fed power shower.

Bedrooms 2 and 3 are both generous doubles to the front of the house, enjoying views of the Moray Firth. A separate shower room serves these bedrooms, complete with WC, wash hand basin, and shower cubicle housing and a mains fed power shower.

The extensive rear garden is fully enclosed and offers a range of areas to enjoy throughout the day, providing a wonderful outdoor retreat.

Additional features include gas central heating and photovoltaic panels, enhancing comfort and energy efficiency.

This family home offers amazing potential, whilst occupying a great location, provides oodles of space, and a fabulous garden.











### Approx. Dimensions

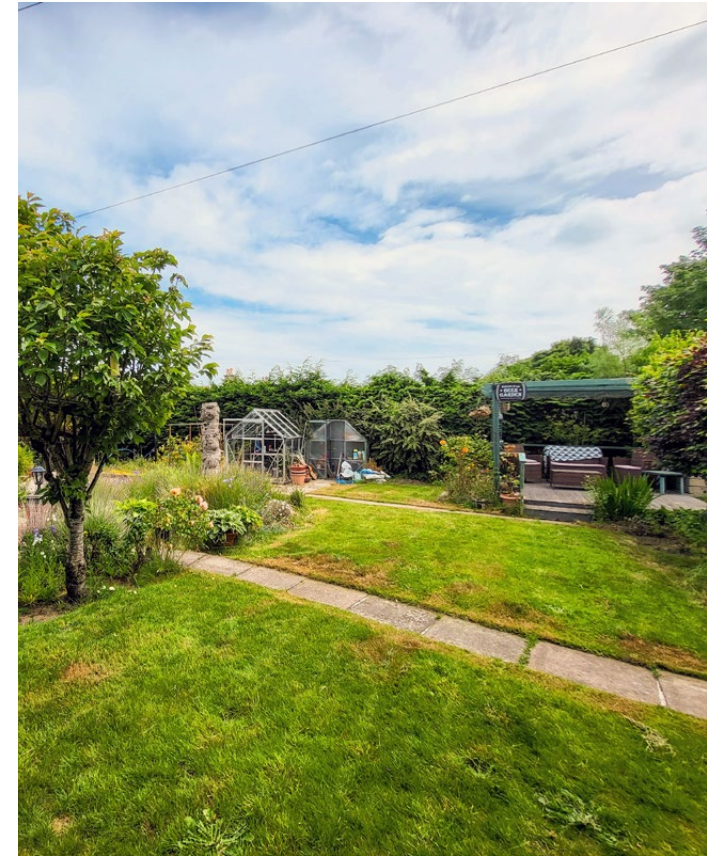
Front porch	2.36m x 2.36m
Lounge	4.57m x 4.18m
Garden room	5.04m x 2.82m
Utility room	3.96m x 2.12m
Kitchen	4.13m x 3.12m
Bathroom	2.28m x 1.97m
Bedroom 4	3.44m x 3.36m
Bedroom 1	4.08m x 4.55m (including en suite)
Ensuite	2.43m x 1.29m
Bedroom 2	4.95m x 3.56m
Bedroom 3	4.30m x 3.82m
Shower room	1.58m x 1.77m

### Extras Included

Blinds, curtains, range cooker, fridge, washing machine.

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