

FLOWERBURN, TRADESPARK ROAD, NAIRN IV12 5NF

Offers Over £350,000



A beautiful 4/5 bedroom detached property with a wonderful garden located in the Western edge of Nairn. A real gem !

R&R Urquhart LLP

Flowerburn presents a fantastic and enviable family home brought to the market in truly walk-in condition. The present owners have upgraded and maintained the property to an exceptional standard to include a beautiful kitchen and en-suites with the 'Wow' factor.

The property offers bright and airy accommodation in a split-level bungalow with an abundance of storage throughout.

To the rear of the property and with a huge window overlooking the fabulous garden, lies the impressive lounge. A welcoming and warm room aided by the modern woodburning stove. Doors lead to the hall and the kitchen.

The kitchen, modern and attractive provides a practical and functional space. Fitted with gloss pale Sage coloured units and a complementing solid Oak worktop and sink with drainer. Appliances included are a 6 ring Britannia range cooker, AEG extractor hood, American style fridge freezer with ice dispenser, NEFF coffee machine and a dishwasher. There is ample space for a family-sized dining table and chairs. The convenient utility room is accessed off the kitchen and is fitted with units to match the kitchen and a stainless steel sink. Space is available for white goods and a large cupboard houses the central heating boiler and hot water tank. A door leads to the side of the property with a patio and garage.

Also off the kitchen lies the conservatory, a pleasant sitting area in which to enjoy the wonderful garden. Glazed to three sides and with doors leading to the rear garden.



All bedrooms are of generous size and decorated in contemporary and pleasing tones. One bedroom is presently used as a snug/study, however could easily accommodate a double bed to allow for five bedrooms. Three of the bedrooms benefit from stunning en-suites, comprising quality state-of-the-art sanitaryware and attractive complementing ceramic tiling. One of the en-suites benefit from a bath along with a shower and two have the added luxury of electric underfloor heating. The family bathroom comprises a WC, wash hand basin and bath with mains fed shower over and again fully tiled with beautiful ceramic tiles to the walls and floor.

Outside, to the front there is parking at the front of the single garage for one vehicle and further off-street parking at the front of the property. The South facing rear garden is spectacular. The property sits in an elevated position overlooking the garden which is mainly lawned but also planted with an array of beautiful established flowers and shrubs. A burn runs through the garden with a little wooden bridge crossing it, adding a pretty feature. A large Summer house with woodburning stove is also included and provides excellent overspill accommodation, hobby room or the opportunity to work from home.

Nairn is a thriving community which benefits from two championship Golf Clubs, restaurants, bars, shops and stunning beaches. There is also an abundance of opportunities for outdoor activities in the surrounding area. Nairn benefits from a train station, bus links and Inverness airport is close-by and easily accessible from Flowerburn, providing air links to many UK and European destinations. We have two Primary Schools, a choice of pre-school nurseries and Nairn Academy provides secondary education within easy walking distance.



Approx. Dimensions

Lounge	5.89m x 4.31m
Bedroom 1	3.61m x 3.28m
En suite	2.29m x 1.90m
Study/Bedroom 5	3.52m x 2.12m
Kitchen/Dining	7.12m x 3.18m
Conservatory	2.51m x 2.44m
Utility Room	1.90m x 1.81m
Bedroom 2	5.68m x 2.10m
Bedroom 3	3.64m x 3.44m
En suite	2.36m x 2.01m
Bedroom 4	3.71m x 3.60m
En suite	3.57m x 1.21m
Bathroom	2.68m x 1.94m
Summer house	4.82m x 3.89m

Accommodation

Hall, Lounge, Dining Kitchen, Conservatory, 4 Double Bedrooms (3 with en suite), Study/Bedroom 5, Family Bathroom, Summer House, Garage

Extras Included

Fitted floorcoverings, blinds, Britannia range cooker, Dishwasher, American style fridge-freezer, Neff coffee machine.

Some furniture and televisions by negotiation.

Heating	Oil fired central heating
Double Glazing	uPVC double glazing
Council Tax	F
EPC Rating	D
Gas	None
Electricity	Mains
Water	Mains
Drainage	Septic Tank
Telephone	Wired



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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