

R&R Urquhart LLP



Harmony Cottage, Raitloan, Nairn, IV12 5SA

Three bedroom detached bungalow set in a peaceful rural location surrounded by trees and fields within a short drive from Nairn town centre. The property provides an opportunity for development and is now in need of significant refurbishment. The property offers deceptively spacious accommodation with bright well-proportioned rooms, a double garage and sits in a large plot extending to around 0.7 acres.

- Entrance Vestibule • Hall • Lounge • Dining Room • Kitchen
- Three Double Bedrooms • Bathroom • Cloakroom with WC and WHB • Utility Room • Double Garage • Garden

Offers Over £147,000

HSPC Ref: 57637



Harmony Cottage, Raitloan, Nairn, IV12 5SA

PRICE	Offers over £147,000
ACCOMMODATION	Entrance Vestibule, Hall, Lounge, Dining Room, Kitchen, Three Double Bedrooms, Bathroom, Cloakroom with WC and WHB, Utility Room, Double Garage, Garden
HEATING	Liquefied Petroleum Gas (LPG)
DOUBLE GLAZING	Timber
COUNCIL TAX	Band E
EPC RATING	Band E
SERVICES	Electricity - Mains Gas - LPG Water - Mains Drains - Septic tank

Kitchen	3.65m x 2.84m
Dining Room	3.54m x 2.76m
Lounge	6.08m x 4.23m
Utility Room	2.42m x 2.62m
Cloakroom	1.37m x 2.50m
Bathroom	1.70m x 2.51m
Bedroom 1	4.11m x 3.17m
Bedroom 2	3.85m x 2.73m
Bedroom 3	2.65m x 3.32m



The property sits in a rural location in an area of ground extending to approx. 0.7 acres, surrounded and secluded by well-established trees. With some cultivation to the garden, some lovely countryside views could be achieved.

The property itself is in need of full refurbishment. However, provides generous accommodation on the one level.

From the front door, the entrance vestibule leads into the 'L' shaped hallway which accesses all rooms.

The lounge to the front of the property is bright and spacious with a large picture window providing pleasant countryside views (with some ground clearance). An LPG fire provides a focal point and could be upgraded to a more contemporary model or perhaps a woodburning stove. The lounge is open-plan and leads to the dining room which is dual aspect to the rear and side of the property. A door leads off the dining room into the kitchen which is fitted with limited and dated units but provides a good space for refitting. There is a shelved pantry and a further cupboard houses the Worcester central heating boiler. Along with a door to the dining room, a further door leads back into the hallway from the kitchen. A utility room off the hall has an external door leading to the rear garden and provides ample space for white goods and surplus kitchen storage. There are three generous double bedrooms. Two to the front and one to the rear of the property. A family bathroom comprises a coloured three piece suite consisting of a WC, wash hand basin and bath. There is also a convenient separate cloakroom comprising a WC and wash hand basin.



Lounge



Lounge



Kitchen



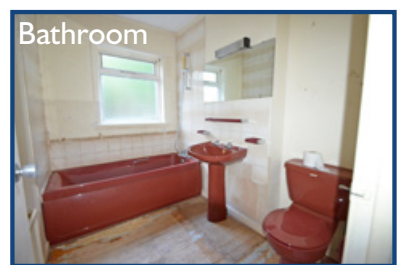
Bedroom 1



Dining Room



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 £147,000

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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