

# R&R Urquhart LLP



## **Higher Hill Head, Lethen, Nairn IV12 5QJ**

Set in an elevated position in a beautiful rural setting and enjoying uninterrupted countryside views, this four bedroom detached bungalow provides a fantastic family home with generous room sizes and a large informal garden extending to approximately 1/3 of an acre. The popular seaside town of Nairn is just under a 6 mile drive away.

Vestibule • Hall • Lounge • Sitting Room, Dining Room • Kitchen  
• Utility Room • 4 Bedroom (one with en suite) • Bathroom  
• Cloakroom • Double Garage

**Offers Over £300,000**

HSPC Ref - 57797



# Higher Hill Head, Lethen, Nairn IV12 5QJ

<b>PRICE</b>	Offers Over £300,000
<b>ACCOMMODATION</b>	Vestibule, Hall, Lounge, Sitting Room, Dining Room, Kitchen, Utility Room, 4 Bedroom (one with en suite), Bathroom, Cloakroom, Double Garage
<b>EXTRAS INCLUDED</b>	Floor coverings, blinds, curtains
<b>HEATING</b>	Oil fired central heating
<b>DOUBLE GLAZING</b>	Timber Double Glazing
<b>COUNCIL TAX</b>	Band F
<b>EPC RATING</b>	Band E
<b>SERVICES</b>	Electricity - Mains Water - Mains Drains - Septic tank Telephone - Wired
<b>BROADBAND</b>	Via high speed 4G router

## Dimensions

Lounge	5.86m x 4.76m
Sitting Room	3.90m x 3.17m
Kitchen	3.49m x 3.39m
Dining Room	3.40m x 3.22m
Bedroom 1	4.58m x 4.04m
En Suite	2.80m x 1.23m
Bedroom 2	3.49m x 3.34m
Bedroom 3	3.59m x 3.48m
Bedroom 4	3.34m x 2.19m
Bathroom	2.54m x 2.19m
Cloakroom	1.45m x 0.87m
Utility Room	2.44m x 1.47m

The garden is of informal design with a post and wire fence creating a boundary to the side and rear. Mainly laid to lawn and sporadically planted with shrubs and fruit trees. There is ample parking to the front which leads to the double garage which has power and light. A greenhouse and wood shelter are also included in the sale.

The property is served by a septic tank which is located on the opposite side of the road. Internally, the property is spacious and offers above average room sizes and great storage. All rooms are accessed off the hall.

The lounge is dual aspect and to the front of the property taking in the delightful countryside views and a set of patio doors gives access to a sheltered patio area. A sitting room also benefits from patio doors to the front from which one can again enjoy the views whilst warming themselves in front of the multi-fuel stove.

The kitchen and dining room are conveniently adjacent to each other with an archway adjoining them. The dining room has patio doors leading to a patio area and the rear garden. The focal point in the kitchen is a cast iron Stanley cooker which provides cooking, heating and hot water. (there is also a separate immersion switch). Included in the sale along with the cooker is a fridge, dishwasher and a 1 ½ bowl sink and drainer. Off the kitchen lies a utility room with a stainless steel sink and washing machine. A window faces to the rear aspect and a door leads to the garage.

The bedrooms consist of three doubles and one single. The master bedroom is particularly spacious and benefits from an en suite shower room comprising a cream wash hand basin, WC and a shower cubicle housing a Mira electric shower.

The family bathroom, adjacent to bedroom 2 comprises a cream WC, wash hand basin and bath with shower tap attachment. A built-in linen cupboard provides good storage. A separate cloakroom comprises a white WC and wash hand basin.

SITTING ROOM



LOUNGE



KITCHEN



KITCHEN TO DINING ROOM



DINING ROOM



BATHROOM



BEDROOM 2



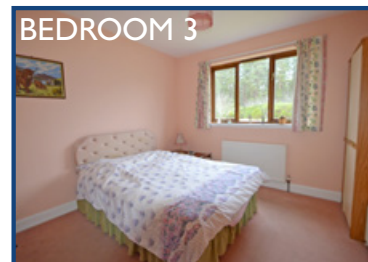
MASTER BEDROOM



Higher Hill Head, Lethen, Nairn IV12 5QJ

# R&R Urquhart LLP

Higher Hill Head, Lethen, Nairn IV12 5QJ



**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers over £300,000

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.

**R & R Urquhart LLP**  
Solicitors & Estate Agents  
*Established 1829*

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park  
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

[www.urquhartproperty.com](http://www.urquhartproperty.com)