

LAIKENVIEW, LITTLEMILL, NAIRN IV12 5QL

Offers over £290,000



Three bedroom detached bungalow with garage, enjoying a peaceful position, within a generous secluded plot.

*R&R Urquhart* LLP



Set within the peaceful semi-rural hamlet of Littlemill, approximately five miles from the seaside town of Nairn, this delightful three-bedroom detached bungalow offers a rare opportunity to acquire a home with space, privacy, and exceptional potential. Occupying a generous and secluded

plot, the property is surrounded by an informal garden with mature trees and established shrubs, creating a tranquil and sheltered setting.

A gravel driveway leads to the garage, while a smart uPVC front door with a glazed side screen opens into a welcoming and spacious vestibule. From here, a glazed inner door with double side screens guides you into the main hallway.

The lounge is positioned to the front of the property and is a particularly large and inviting room, enhanced by a triple-pane window that draws in natural light. A tiled open fireplace serves as a focal point, adding character and warmth. An archway flows seamlessly through to a generously proportioned dining area with a window overlooking the side garden.



The dining kitchen is equally impressive in size, designed with both practicality and comfort in mind. It is fitted with cream gloss wall and base units, complemented by tiled splashbacks and elegant marble worktops. A one-and-a-half stainless-steel sink sits beneath a window enjoying views of the garden, while integrated appliances include an electric four-ring hob, double oven, extractor hood, and a freestanding fridge freezer. There is ample room for informal dining and patio doors open directly onto the garden.



Off the kitchen, a handy utility room provides a further functional space, featuring a stainless steel sink with base unit, space for white goods and housing the floor-standing Worcester central heating boiler.

The property offers three well-proportioned double bedrooms, all of which benefit from built-in wardrobes providing excellent storage. The principal bedroom is complemented by an en-suite shower room fitted with a cream WC, wash hand basin, and shower cubicle with a Mira electric shower.

The family bathroom is similarly appointed, comprising a cream WC, wash hand basin, bath, and a separate shower cubicle with a Mira electric shower.

While the property would benefit from a degree of upgrading, it presents an exciting opportunity for a purchaser to modernise and personalise to their own taste. With its generous accommodation, excellent layout, and extensive garden grounds full of potential, this bungalow represents a wonderful prospect for those seeking a home in a peaceful yet accessible location.





### Approx. Dimensions

Vestibule	1.90m x 1.47m
Lounge	6.00m x 3.80m
Dining room	3.83m x 2.78m
Kitchen	6.00m x 2.86m
Utility room	3.06m x 1.47m
Bathroom	3.08m x 2.03m
Bedroom 1	3.91m x 3.00m
Ensuite	3.00m x 1.30m
Bedroom 2	3.35m x 2.93m
Bedroom 3	3.75m x 3.16m

### Extras Included

hob, double oven, fridge freezer, washing machine

Heating	Oil fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band D
Gas	None
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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