

LITTLECOTE, CHATTAN DRIVE, NAIRN IV12 4QR

Offers Over £245,000



Four bedroom detached one and a half storey dwelling located in a much sought after location in central Nairn

R&R Urquhart LLP

Littlecote is a very desirable property set in a generous level garden laid for easy maintenance mainly with gravel and planted with attractive flowerbeds, shrubs and a vegetable area. A large timber double garage has power along with a caravan storage unit provides ample space for vehicles or just general storage. A shed is also included.

The property sits in a sought-after central location in Nairn only a short walk to the town centre and transport links. It was built around 1966 and has had two owners including the present owner.

The layout of the property allows for easy use as a bungalow for any buyers not wishing to contemplate stairs.

The property is accessed through double wrought iron gates onto a gravel area providing ample parking for several vehicles. Access to the garage is to the side of the house with the double garage and caravan storage located at the rear of the property.

The property enjoys good privacy.

Entrance Porch 1.83m x 1.03m

A uPVC and glazed door leads into the porch which also has a window to the side aspect. A generous cupboard provides good storage and houses the electrics and the electric meter.

Hall

Giving access to all rooms on the ground floor and also to the staircase leading to the first floor. There are 4 good storage cupboards. One houses the plumbed in Bosch washer/dryer, another provides coat hanging space, another houses the hot water tank along with the heating and water control panel and lastly another provides under stair storage.



Lounge/ Dining room 7.18m x 4.00m

Attractive dual aspect room with 2 windows to the side and sliding patio doors to the South facing front aspect leading to a verandah shaded by the overhanging solid roof. A fyfestone fireplace with slate hearth and electric fire provides a pleasant focal point. There is an open fire with back boiler for hot water behind the electric fire.

Kitchen 3.88m x 2.68m

With a window to the side aspect and fitted with a good selection of wall and base units, wood effect laminate worktop and a tiled splashback. Appliances consist of a double Zanussi oven and grill/oven and electric hob which are all nearly new, a fridge/freezer, dishwasher and a 1½ bowl stainless steel sink. A shelved pantry provides excellent additional storage.

Shower Room 2.65m x 1.20m

Comprising a WC, wash hand basin and shower recess, tiled within and housing a Mira electric shower. A window faces to the side aspect.

Bathroom 2.63m x 1.90m

With window to the side aspect and comprising a white WC, wash hand basin and bath with shower hose attachment.

Bedroom 1 3.42m x 2.93m

A generous double room with window to the side and benefitting from floor to ceiling built-in storage.

Bedroom 2 3.43m x 2.80m

Another generous double with window to the side aspect on the opposite side from bedroom 1 and again with floor to ceiling built-in storage.

Bedroom 3 3.25m x 1.96m

A good sized single room with a large fixed wardrobe offering good storage.

**Bedroom 4 7.80m x 4.38m (at widest).**

A carpeted staircase which is a later addition to the original property leads to the first floor where there is a large bedroom. There is a Velux window to one aspect and a dormer window to the other. The eaves have been cleverly utilised to provide an abundance of storage. This room could provide a great children's bedroom, hobby room or a home office.

Approx. Dimensions

Entrance Porch	1.83m x 1.03m
Hall	
Lounge/ Dining room	7.18m x 4.00m
Kitchen	3.88m x 2.68m
Shower Room	2.65m x 1.20m
Bathroom	2.63m x 1.90m
Bedroom 1	3.42m x 2.93m
Bedroom 2	3.43m x 2.80m
Bedroom 3	3.25m x 1.96m

Accommodation

Ground floor - Vestibule, Hall, Lounge/Dining Room, Kitchen, 2 Double Bedrooms, 1 Single Bedroom, Shower Room, Bathroom.

First Floor – Attic room

Extras Included

Floor coverings, blinds, washer/dryer, fridge freezer, dishwasher

Heating	Electric total control heating
Double Glazing	uPVC double glazing
Council Tax	E
EPC Rating	F
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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