

RENGAR, LOCHLOY ROAD, NAIRN IV12 5AF

Offers Over £240,000



Three bedroom detached bungalow with garage commanding a large corner site and a stunning garden.

R&R Urquhart LLP

Rengar is a delightful three bedroom detached bungalow with garage located on Lochloy Road, a popular and convenient location to the East side of Nairn.

The property will appeal to a wide range of buyers considering its many desirable attributes.

Accommodation is on the one level and comprises flexible living accommodation along with three good-sized bedrooms.

Outside, the well-established garden has been cared for and tended to by the owners for many years and now provides a mass of colour during the growing season. There is also off-street parking and a double length garage with an electric door to the front and a pedestrian door to the rear.

Vestibule & Hall

An oak coloured uPVC double glazed door leads into the vestibule where a small cupboard houses the fuse box and electric meter. There is also a control panel for the intruder alarm.

A timber and glazed door then leads into the 'L' shaped hallway where there is good storage by means of two double door and one single door built-in cupboards, the single housing the hot water tank. The loft is also accessed via a hatch in the hall ceiling (no ladder).

Lounge 4.80m x 3.99m

Dual aspect room to the front and side with an archway leading to the dining room. A feature fyfestone fireplace with gas fire sits to the front of the Baxi back boiler. The fyfestone continues to incorporate TV and display storage.



Dining Room 3.22m x 3.07m

Window to the rear aspect and allowing ample room for a good size dining table and chairs.

Kitchen 3.22m x 3.20m

Window to the rear aspect overlooking the attractive rear garden. Fitted with a good selection of wall and base units with a laminate worktop. Including a freestanding Hotpoint cooker, extractor hood and a stainless steel sink with drainer. Space is available for white goods. A door accesses the utility room.

Utility Room 2.75m x 1.55m

With a uPVC door leading to the garden and offering space for white goods. Storage is provided by means of an under sink unit and a larder unit.

Bathroom 2.87m x 1.77m

Comprising a cream WC, wash hand basin, bath and a shower cubicle housing a Mira mains fed shower. The room is tiled within the shower cubicle and to dado height around the room.

Bedroom 1 3.95m x 3.73m

A generous double to the front of the property and benefitting from built-in triple wall to wall mirrored wardrobes offering excellent storage.

Bedroom 2 4.00m x 2.70m

Another good sized double to the rear of the property and benefitting from built-in double mirrored wardrobes.

Bedroom 3 3.68m x 2.71m

A small double or generous single room to the front of the property.

**Accommodation**

Vestibule, Hall, Lounge, Dining Room, Kitchen, 3 Double Bedrooms, Bathroom, Garage

Extras Included

Fitted floorcoverings, blinds, curtains and light fittings, cooker

Heating	Gas fired central heating
Double Glazing	Oak effect uPVC double glazing
Council Tax	E
EPC Rating	D
Gas	Mains
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.

Nairn Office

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

Inverness Office

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

Forres Office

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