

ROGART, 9 HOWFORD ROAD, NAIRN IV12 5QP

Offers Over £310,000



Fantastic three bedroom detached villa, built to the 'Lovat' design, and set in the desirable Firhall Village development on the Southern outskirts of Nairn.

R&R Urquhart LLP





Finished to a high standard with solid oak doors, oak finishings and offering spacious accommodation over two floors. With the master bedroom and en suite being situated on the ground floor, the property allows the option of living on the one level, with guest accommodation on the first floor.

The landscaped grounds are attentively and regularly cared for by Firhall Village Trust and very well stocked with a variety of mature trees, shrubs and plants. Rogart also benefits from its own private patio area to the rear with a pleasing outlook.

From Howford Road, a loc bloc drive leads to the single garage with electric door. The front door sits to the side of the property.



Extras Included

Blinds, curtains, floor coverings, integrated fridge, freezer, oven, microwave, gas hob, extractor hood, freestanding tumble dryer and washing machine.

Heating	Gas Central Heating
Double Glazing	Timber Double Glazing
Council Tax	Band E
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

Hall **5.04m x 2.19m**

Accessed via a solid timber front door into the hallway. A deep walk-in cupboard with hooks for coats and shelving provides excellent storage and also houses the electric circuit unit and electric meter. The property also benefits from a security alarm.

Cloak Room **1.89m x 0.90m**

Located on the ground floor and comprising a white WC and wash-hand basin.

Lounge **4.93m x 3.84m**

A well-proportioned room benefitting from a South facing aspect, and pleasant outlook with patio doors leading to the patio area and communal grounds. A contemporary gas fire creates a focal point to the room.

Kitchen / Dining Room **8.32m x 3.34m (kitchen) & 4.18m (dining room)**

A delightful and desirable room fitted with Oak wall and base units with complementing worktops and splash back. Included are a stainless steel 1½ bowl sink sitting below the window, a four ring gas hob, extractor hood, electric oven, microwave, fridge and freezer. A breakfast bar allowing for an informal dining area, also creates a division between the kitchen and the dining area. The dining area affords ample space for a generous table, chairs and additional furniture, with a bay window creating a nice feature.

Utility Room **3.36m x 1.71m**

Mostly fitted with Oak units to create a flow from the kitchen with additional cream units added. Included are a stainless steel sink, tumble dryer and washing machine. A 'Worcester' central heating boiler is wall mounted and a door leads to the side and gardens.

Master Bedroom (Ground floor) **3.27m x 3.45m**

A double capacity South facing room fitted with double wardrobes and a walk-way giving access to the shower room en suite.



Master Bedroom En Suite **2.23m x 2.09m**

Comprising a white WC, wash-hand basin and shower cubicle housing a 'Trevi' mains fed shower. A window faces to the rear aspect.

A carpeted staircase leads to the first floor landing and presently has a Stannah stairlift in situ.

Landing **3.36m x 1.98m incl.. cupboards**

A bright and airy landing benefitting from two generous double storage cupboards with sliding doors, one which houses the hot water cylinder.

Bedroom 2 **4.37m x 4.30m**

A well-proportioned and spacious room to the front of the property and benefitting from double built-in wardrobes.

Bedroom 3 **3.52m x 2.75m**

To the side of the property and having excellent storage by means of triple sliding door wardrobes. A loft hatch is located in the ceiling.

Bathroom **2.11m x 1.89m**

Gaining lots of natural daylight via a Velux window and comprising a white WC, wash-hand basin and bath. A deep recess shelved area above the WC and wash-hand basin provides display storage.

Outside

The majority of the grounds at Firhall Village are communal, and are maintained by Firhall Village Trust. 9 Howford Road has title to a private patio area to the rear of the property, and a garage.



About Firhall Village

Created exclusively for the over 45s and situated in a quiet location on the Southern outskirts of Nairn, the development has been designed with a variety of houses and apartments styles. The grounds are landscaped, and utilise attractive mature trees and shrubs, together with new planting and lawns throughout, a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. A beautiful pond creates a feature in the centre of the development and offers a pleasant place to sit and contemplate.

All residents in the Firhall development have the use of the public rooms on the ground floor of Firhall House for clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. Owners also have the right to fish for trout on the River Nairn.

Each property on the development pays an annual charge (currently £840 per annum) for ground maintenance. Apartments pay an additional charge of £600 per annum to cover building insurance, communal maintenance and the lift maintenance.



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.