

# R&R Urquhart LLP



## Silver Birch, 1 Sutors Gate, Nairn, IV12 5BW

We are delighted to bring to the market this fantastic extended five bedroom detached property providing generous accommodation over two floors. The extension, built in 2010/2011, has added valuable space to the living area downstairs and a bright and airy master bedroom with an en-suite shower room upstairs.

The expansive lounge on the first floor takes in pleasant views from the balcony of the 6th and 7th tee of Nairn Dunbar Golf Course. This property would provide a wonderful family home with ample room to accommodate a growing family.

Downstairs – • Vestibule • Hall • Open-Plan Sitting Room/Dining Room/Kitchen  
• 2 Double Bedrooms (one with en-suite) • Utility Room  
• 2 Cloakrooms with WC • Double Garage.

Upstairs – • Lounge • 3 Double Bedrooms (one with en-suite) • Family Bathroom.

**Offers Over £465,000**

HSPC Ref - 56673



<b>PRICE</b>	Offers Over £465,000
<b>ACCOMMODATION</b>	Downstairs - Vestibule, Hall, Open-Plan Sitting Room/Dining Room/Kitchen, 2 Double Bedrooms (one with en-suite), Utility Room, 2 Cloakrooms with WC, Double Garage.  Upstairs – Lounge, 3 Double Bedrooms (one with en-suite), Family Bathroom.
<b>EXTRAS INCLUDED</b>	Blinds, floor coverings, range cooker, fridge freezer and dishwasher.
<b>HEATING</b>	Mains gas central heating
<b>DOUBLE GLAZING</b>	Timber double glazing
<b>COUNCIL TAX</b>	Band F
<b>EPC RATING</b>	Band C
<b>SERVICES</b>	Electricity – Mains Gas – Mains Water – Mains Drains – Mains Telephone – Wired

The property is situated approximately 1 mile from Nairn town centre on the corner of Sutors Gate and Montgomerie Drive and is enclosed by timber fencing and an attractive stone wall to the front. The parking area is laid with loc-bloc accessing the double garage which benefit from electric doors.

The garden is laid to lawn at the front and side and to the rear has been cleverly tiered, laid with gravel and paving stones and includes a large shed and high quality greenhouse. There is also an external integral store providing ample storage for gardening equipment. There are various designated seating areas in which to enjoy the outdoors and make the most of the sunshine at varying times of the day.

Quality finishings have been used throughout the property including solid oak flooring, doors and skirting boards, and natural daylight streams into most of the rooms.

The property flows well internally with a desirable open-plan living room/dining room and kitchen on the ground floor giving access to the South facing rear

garden. The kitchen is fitted with quality oak units, granite worktops and a tiled splashback. Off the kitchen lies the utility room which is fitted with units to complement the kitchen. Also off the utility room is a cloakroom with wash hand basin and WC along with a door accessing the garden and a further door accessing the double garage. Completing the ground floor accommodation is a very generous double bedroom with mirrored wardrobes, with an elegant, well finished shower room en-suite with underfloor heating, a further double bedroom and a cloakroom with WC and wash hand basin.

An oak staircase leads to the first floor landing which gives access to all upstairs rooms and a large attic, which is fully floored, has power and a velux window. A fantastic lounge with balcony takes in views over the 6th and 7th tees of Nairn Dunbar Golf Course and a focal point is created by a marble and granite fireplace with a gas fire inset. This is set in a chimney, therefore it is assumed an open fire can be reinstated.

Also on the first floor, incorporated within the extension is a fabulously bright and airy master bedroom gaining natural daylight via Velux windows which benefit from electrically operated blinds. Off the master bedroom is a glamorous en-suite shower room fully tiled with quartz sparkly tiles and underfloor heating. Completing the first floor accommodation are two further generous double bedrooms both with built-in storage and a sizeable family bathroom comprising a WC, wash hand basin, shower cubicle and bath.

#### DIMENSIONS:

Vestibule	2.98m x 1.83m
Sitting Room	4.80m x 4.70m
Kitchen	3.70m x 3.20m
Dining room	4.55m x 4.00m
Utility Room	4.44m x 1.81m
Cloakroom	1.80m x 0.95m
Bedroom 4	4.80m x 3.56m
En suite	3.03m x 1.17m
Cloakroom	2.50m x 0.90m
Bedroom 5	3.60m x 3.37m
Lounge	6.60m x 4.60m
Master Bedroom	4.66m x 4.28m
En suite	2.50m x 1.71m
Bedroom 2	4.60m x 3.84m
Bathroom	2.88m x 1.93m
Bedroom 3	4.38m x 3.15m

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Lounge



Sitting Room



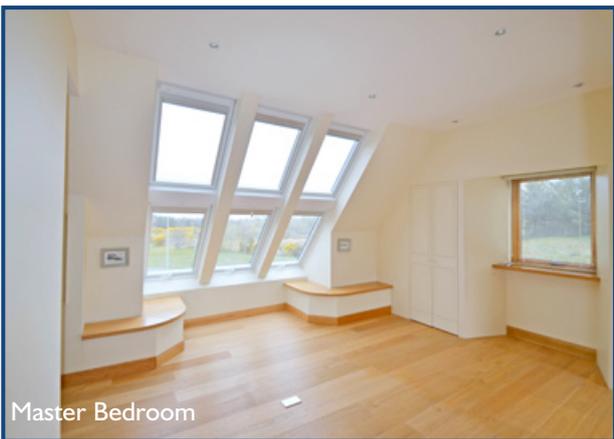
Sitting - Dining-Kitchen



Bedroom 3



Bedroom 4



Master Bedroom



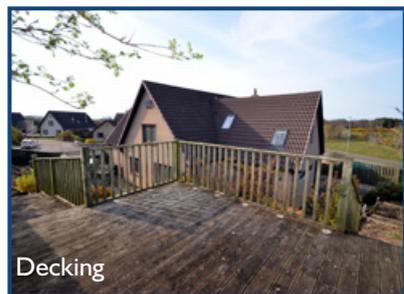
Master Bedroom



Bedroom 4 - En-Suite



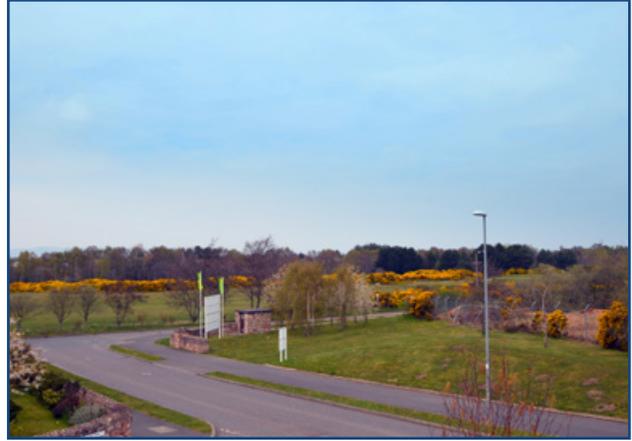
Family Bathroom



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# R & R Urquhart LLP

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

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

**PRICE** Offers Over £465,000

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

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