

WESTBURY HOUSE, WESTBURY ROAD, NAIRN IV12 4QE

Offers Over £410,000



A delightful, three bedroom detached sandstone property nestled in the centre of Nairn offering generous accommodation over two floors and with the added benefit of a detached stone-built annexe.

R&R Urquhart LLP

This beautiful, detached stone and slate property in the centre of Nairn is brought to the market offering an abundance of benefits for a variety of buyers. The property has been well-maintained over the years by the present longstanding owners and retains lots of original features. Many rooms are dual aspect allowing plentiful natural daylight to flood in. High ceilings and generous proportions also add to the air of light and space within the property.

The property is enclosed by a stone wall with neat hedging and wrought iron rails and a pedestrian gate to the front. To the rear of the property, double gates give access to tarmac off-street parking, the back door and a charming, detached stone-built annexe which has been used over the years as a Podiatry clinic. The annexe offers two rooms plus a cloakroom with WC and wash hand basin. It also benefits from gas central heating, fed from the main house, power and plumbing, making it an ideal opportunity for self-employment or as is so common these days, the requirement to work from home. There is a further stone-built store joined onto the annexe giving the potential to add extra space to the annexe.

The South facing garden is beautifully tended and planted with a variety of established shrubs and trees and features a pond. There is clever planting of hedges to allow seclusion and privacy in different areas.

A solid original timber door accesses the vestibule and in turn a hardwood half glazed door accesses the hall which features the original staircase leading to the first floor.

Lounge **5.50m (into bay window) x 4.57m**

A beautiful bright and airy dual aspect room with an attractive deep bay window to the front. A focal point is created by means of a timber and marble fireplace with a gas fire inset allowing for additional back up heating.

Dining Room **4.96m x 3.90m**

Another bright, beautiful dual aspect room to the front of the property allowing ample space for a formal dining table, chairs and additional furniture. An original Edinburgh press provides shelved storage.



Kitchen **4.40m x 3.22m**

To the rear of the property and fitted with cream wood units, a laminate worktop and tiled splashback with integrated NEFF appliances consisting of a combination oven, conventional oven, warming drawer, larder fridge, dishwasher and a 1½ bowl composite sink. A door leads to the rear porch and back door.

Shower Room **2.54m (into shower cubicle) x 1.96m**

Comprising a WC, wash hand basin and shower cubicle housing a Mira electric shower.

Utility Room **2.98m x 1.98m**

A convenient space for additional white goods, the central heating boiler, storage units, a 1½ bowl sink and a ceiling mounted clothes airer (pulley).

A carpeted staircase leads to the split level first-floor landing and accommodation.

Bedroom 1 5.03m x 3.60m

A spacious dual aspect room benefitting from wall-to-wall built-in storage and additional built-in dressing table.

Bedroom 2 4.66m x 3.92m

A further generous double room to the front of the property with single built-in wardrobes to each side of the window.

Bedroom 3 3.63m x 3.47m

Another dual aspect room of double capacity with generous built-in storage.

Bathroom 4.01m x 1.92m

Comprising a white WC, wash hand basin with storage below, bath and a large shower cubicle housing a mains fed shower. A tall cupboard provides linen storage.

Cloakroom 2.15m x 1.05m

Comprising a WC and wash hand basin.

Box room/small study 2.09m x 1.45m

Presently used for a useful office space and giving access to the loft via a hatch in the ceiling. The loft is fully insulated.



Approx. Dimensions

Lounge	5.50m (into bay window) x 4.57m
Dining Room	4.96m x 3.90m
Kitchen	4.40m x 3.22m
Shower Room	2.54m (into shower cubicle) x 1.96m
Utility Room	2.98m x 1.98m
Bedroom 1	5.03m x 3.60m
Bedroom 2	4.66m x 3.92m
Bedroom 3	3.63m x 3.47m
Bathroom	4.01m x 1.92m
Cloakroom	2.15m x 1.05m
Box room/small study	2.09m x 1.45m

Annexe Approx Dimensions

Room 1	4.02m x 1.93m
Room 2	3.98m x 2.29m
WC	1.84m x 0.80m

Extras Included

All carpets and fitted floorcoverings, blinds and curtains (except lounge), freezer, combination oven, conventional oven, warming drawer, larder fridge, dishwasher (all integrated and NEFF manufactured)

Heating	Gas fired central heating and multi-fuel stove
Double Glazing	Mixture of single glazing, double glazing and secondary glazing.
Council Tax	Band F
EPC Rating	Band E
Gas	Mains
Electricity	Mains – smart meter installed
Water	Mains
Drainage	Mains
Telephone	Wired



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.