

R&R Urquhart LLP



Wilmara, Balnaspirach, Nairn IV12 5NY

Four bedroom 1 ½ storey detached dwelling located in a semi-rural location on the outskirts of Nairn.

Wilmara was built approx. 50 years ago and benefitted from an attic conversion around 20 years ago creating another two generous bedrooms and a shower room.

The property sits in a small hamlet of around 5 properties surrounded by fields and countryside.

The large garden grounds are informal in design and provide seclusion and tranquillity.

- Downstairs - Hallway • Lounge/Dining Room • Kitchen
- Rear Porch • Two Double Bedrooms • Bathroom
- First Floor – Two Double Bedrooms • Shower Room

Offers Over £290,000

HSPC Ref - 57977



Wilmara, Balnaspirach, Nairn IV12 5NY

PRICE	Offers Over £290,000
ACCOMMODATION	Downstairs - Hallway, Lounge/Dining Room, Kitchen, Rear Porch, Two Double Bedrooms, Bathroom First Floor – Two Double Bedrooms, Shower Room
EXTRAS INCLUDED	Curtains, blinds, carpets and fitted floor coverings, 60ft poly tunnel , 3 sheds, 2 greenhouses, log store, Summer house
HEATING	Oil fired central heating, solid fuel Aga stove
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	D
EPC RATING	D
SERVICES	Gas – None Electricity - Mains Water – Mains Drainage – Septic tank

Dimensions

Kitchen	5.62m x 2.78m
Lounge/Dining	5.46m x 5.85m (3.81m at narrowest)
Bathroom	2.92m x 2.24m
Bedroom 1	3.75m x 3.30m
Bedroom 2	3.30m x 3.30m
Bedroom 3	4.26m x 3.97m
Bedroom 4	4.25m x 3.04m
Shower room	2.70m x 1.51m (2.29m at widest)

Wilmara is located a short distance from Nairn and sits in a small hamlet in a secluded and peaceful location. The garden is large and informal in design with plenty different areas in which to sit and enjoy the sunshine at varying times of the day. There is quite an array of mature, well-established plants and shrubs to tend. Included in the sale are a 60 foot poly-tunnel, 3 sheds, 2 green houses, a Summer house and a logstore.

Internally the property provides generous accommodation for a fabulous family home. The attic was converted around 2003 to incorporate 2 further bedrooms and a shower room.

The ground floor flows well. From the front door the entrance hall gives access to all rooms downstairs. There are two double bedrooms of generous size and both have built-in storage. A family bathroom although slightly dated now provides a great space and comprises a WC, wash hand basin, bath and shower cubicle housing a Mira electric shower. The dual aspect kitchen is fitted with oak effect units and incorporates a composite black sink and drainer, 4 ring ceramic hob, twin tower electric ovens and ample space for white goods. The lounge which incorporates a dining area is also dual aspect and gives lovely views over the garden. It is a bright pleasant room and a focal point is created by means of an AGA solid fuel stove. Moving upstairs, the clever attic conversion has included a great deal of added storage. Two double bedrooms are both bright and airy and of generous proportions. The shower room sits between the two bedrooms and comprises a white WC, wash hand basin and quadrant shower cubicle housing a Mira electric shower.

LOUNGE - DINING ROOM



LOUNGE - DINING ROOM



KITCHEN



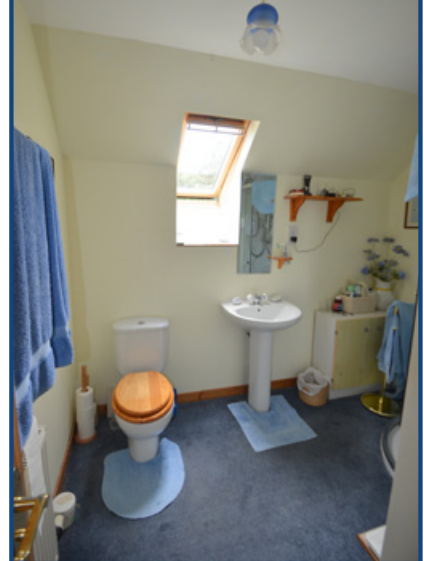
BEDROOM



BEDROOM



SHOWER ROOM



BATHROOM



SUMMER HOUSE



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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 £290,000

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
Established 1829

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

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

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

www.urquhartproperty.com