



Innes & Mackay

**53 Sutors Avenue,
Nairn, IV12 5AZ**

- SEMI DETACHED TWO BED VILLA
- WELL PROPORTIONED ACCOMMODATION
- BUILT IN STORAGE IN BOTH BEDROOMS
- GAS CENTRAL HEATING
- AMPLE OFF ROAD PARKING
- TIMBER GARAGE
- IDEALLY LOCATED CLOSE TO LOCAL AMENITIES

**Offers Over
£150,000**



DESCRIPTION

Located close to local amenities, this semi detached villa offers anyone looking for a home with two bedrooms, well fitted kitchen, gas central heating and fully double glazed. The property offers ample off road parking for a number of cars, has neat, easily maintained gardens to the front and rear and only by viewing will one be able to realise the potential this home has to offer.

LOCATION

Sutors Avenue is situated to the East side of Nairn and convenient for Sainsbury supermarket and Home bargains store which are within easy walking distance.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. There is also award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth. Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations. Local schooling is provided by Millbank Primary Schools along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.

GARDENS

Wooden gates open into the lock block driveway which leads down the side of the property and round to the rear garden. This also provides ample off road parking for a number of cars whilst leading to the detached timber garage. There is a small area of grass and a shed providing external storage. The gardens to the front are laid to grass and enclosed with a stone wall along with a pleasing selection of mature shrubs all providing a colourful external appearance.

HALLWAY

Part glazed front door opens into the hallway which provides access to the lounge/diner and through to the kitchen. Good storage is provided by a single built in shelved cupboard along with under stair storage.

LOUNGE/DINING

6.18m x 3.29m (20'3" x 10'9")

The lounge is a comfortable and generous sized room with space at the rear for dining. With windows to both the front and rear elevations, this room has a coal effect electric fire with wooden surround creating a pleasing focal point. Carpet completes this room.

KITCHEN

3.01m x 2.80m (9'10" x 9'2")

The kitchen is fitted with an ample supply of floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the gas hob with electric oven under and extractor hood above. With a window and part glazed door to the rear, there is a stainless steel sink with drainer to the side, plumbing for a washing machine and space for an under counter fridge and freezer. A cupboard by the back door, houses the central heating boiler. Tiling between the units and laminate tiled flooring complete the kitchen.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing where access is gained to the two bedrooms and wet room. A shelved cupboard provides good storage and a hatch opens into the unfloored loft space.

BEDROOM 1

4.67m x 2.69m (15'3" x 8'9")

Bedroom located to the front elevation is a good sized room with a single built in cupboard providing good storage along with built in double wardrobes located behind sliding mirrored doors. Carpet.



BEDROOM 2

3.77m x 2.74m (12'4" x 8'11")

The second bedroom is located to the rear elevation and benefits from built in wardrobes located behind sliding mirrored doors. Carpet completes bedroom two.

WET ROOM

3.77m x 2.74m (12'4" x 8'11")

The wet room is furnished with a wash hand basin, WC and walk in shower area, fitted with an electric shower and enclosed with half height folding shower doors and curtain. Bevelled window to the rear, extractor fan and modern wet wall complete this room.

HEATING

Gas central heating via a combi boiler located in the kitchen near to the back door.

GLAZING

Fully double glazed.

PARKING

There is ample off road parking for a number of cars to the front, side and rear of the property.

COUNCIL TAX

Band B

EPC

Band D68.

EXTRAS INCUDED

All fitted carpets, curtains, blinds, gas hob, electric oven, cooker hood, washing machine, fridge and freezer. Timber shed.

SERVICES

Mains water, drainage, electricity, gas, television and TV points,

VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay Property department (01463) 251200



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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