



**Harper
Macleod LLP**
Estate Agents & Solicitors



21 Beech Avenue, Nairn, IV12 4SW

Offers over £250,000

Fabulous opportunity to purchase a deceptively spacious four bedroom semi-detached home, beautifully presented throughout, with mature garden ground and ample off street parking, situated in the popular Achareidh area of Nairn and conveniently located for all amenities and beautiful walks.

The accommodation comprises hallway, lounge, open plan kitchen/dining/family room, four bedrooms, bathroom and shower room. There is plenty of storage space throughout.

The mature garden ground has a pergola with seating area and a patio area outside the lounge, ideal for al fresco dining and entertaining.

The seaside town of Nairn has beautiful beaches, a picturesque harbour, riverside walks, two championship golf courses, sports centre, community centre, library, museum, Little Theatre and swimming pool. It has a good range of shops, restaurants and local services.

Primary school pupils attend Rosebank Primary School and secondary pupils attend Nairn Academy.

The City of Inverness is approximately 16 miles from Nairn and has an extensive range of retail, leisure and business facilities. Inverness Airport offers national and European flights.

Viewing is highly recommended.

Rooms

Hallway

7'8" x 13'3" (2.34m x 4.05m)

Side entrance door to the property opens into the hallway. Doors to bathroom, open plan kitchen/dining/family room, lounge and two bedrooms. Staircase to first floor. Airing cupboard housing the water tank. Under stairs storage cupboard. Book shelves. Storage cupboard housing gas meter. Laminate flooring.

Lounge

11'7" x 16'1" (3.54m x 4.91m)

Patio doors to rear. Wooden fireplace surround with multi-fuel stove on slate hearth. Spotlights. Smoke alarm. Laminate flooring.

Open plan kitchen/dining/family room

Kitchen/dining area

8'7" x 14'7" (2.62m x 4.47m)

Wall and base units with worktop and tiling. Composite sink with left hand drainer. Plumbed for washing machine. Feature under unit lighting. Integrated induction hob, extractor and electric oven. Dishwasher. Storage cupboard. Spotlights. Heat alarm. Quick-step laminate flooring.

Family room

9'8" x 14'8" (2.96m x 4.48m)

Window and patio doors to rear. Wooden flooring.

Bathroom

5'0" x 8'7" (1.54m x 2.64m)

Window to side. White WC and wash hand basin. Bath with mains shower above, tiling and shower screen. Chrome towel radiator. Towel ring. Tiling to all walls and floor.

Bedroom 1

9'6" x 16'3" (2.92m x 4.97m)

Window to front. Laminate flooring.

Bedroom 2

16'10" x 10'4" (5.15m x 3.15m)

Two windows to front. Mirrored wardrobe. Cupboard housing the combi boiler. Carbon monoxide detector. Laminate flooring.

First floor landing

5'9" x 8'0" (1.77m x 2.46m)

Doors to two bedrooms and shower room. Storage cupboard. Smoke alarm. Carpet.

Bedroom 3

18'6" x 9'5" (5.65m x 2.88m)

Skylight windows to front and rear with fitted blinds. T.V. point. Wall lights. Spotlights. Laminate flooring.

Bedroom 4

8'9" x 13'6" (2.67m x 4.12m)

Skylight to rear with fitted blind. Built-in bookcase. Storage cupboards and access to eaves. T.V. point. Spotlights. Laminated flooring.

Shower room

9'4" x 8'2" (2.86m x 2.49m)

Skylight to front. White WC and shower cubicle with Mira Play electric shower and wet wall. White countertop basin with mirror above. Extractor. Spotlights. Vinyl flooring.

Outbuildings

Wooden storage shed and pergola with seating area.

Garden ground

The mature front garden is mainly laid to lawn with shrubs and trees. There is a stone chipped driveway to the side of the property providing ample off street parking.

The mature side and rear garden has also been laid to lawn with shrubs and fruit trees. There is a patio area and a pergola with a seating area ideal for outdoor entertaining.

Extras

All fitted floor coverings and the free standing mirrored wardrobe in bedroom 2 are included in the sale.

Heating and glazing

Gas central heating and double glazing.

Services

Mains gas, electricity, water and drainage.

EPC Rating C

Council Tax Band E







Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	
		72	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	
		68	80

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