



**Harper
Macleod LLP**
Estate Agents & Solicitors



4 Howford Lane, Nairn, IV12 5QS

Offers over £310,000

Charming 3 bedroom detached home with garage situated in the peaceful retirement village of Firhall on the western outskirts of the beautiful seaside town of Nairn.

The spacious accommodation, which has been decorated in neutral tones, comprises hallway, cloakroom, lounge with patio doors to the rear, open plan kitchen/dining/family room, utility room and principal bedroom with modern en-suite wet room. On the first floor there are a further two double bedrooms and bathroom.

The front garden is laid to lawn with shrub borders and a paved block driveway leads up to the garage. There is a private patio to the rear edged with shrubs and is surrounded by mature well maintained communal landscaped parkland.

Firhall Village is aimed at purchasers over 45 years of age who seek a relaxed lifestyle in a secure environment. It is surrounded by communal parkland and there is a duck pond within the grounds and a path leading to the Riverside where lovely walks can be enjoyed.

The home also benefits from the use of a communal lounge, library, hall and kitchen in Firhall House. This communal facility offers a focal point where residents can come together to socialise.

Nairn has award winning beaches, a picturesque harbour, riverside walks, two championship golf courses, library, museum, Little Theatre, a sports centre and swimming pool.

Inverness Airport is approximately 10 miles from Nairn which offers national and European flights.

Viewing strictly by appointment.

Rooms

Hallway

16'2" x 6'10" at widest point (4.94m x 2.09m at widest point)

Doors to lounge, open plan kitchen/dining/family room, cloak room and principal bedroom. Staircase to first floor. Walk-in cupboard housing the electrics. Spotlights. Smoke alarm. Laminate flooring.

Cloak room

6'2" x 2'10" (1.88m x 0.88m)

Window to front. White WC and wash hand basin. Wall mirror. Extractor. Vinyl flooring.

Lounge

16'1" 12'6" (4.92m 3.82m)

French doors from hallway. Patio doors to rear. Fire surround with gas fire. Tel. point. T.V. point Smoke alarm. Carpet.

Principal bedroom

10'7" x 10'11" x 3'5" x 9'6" (3.23m x 3.34m x 1.05m x 2.91m)

Window to rear. Fitted double wardrobes with sliding doors. Tel. point. T.V. point. Carpet.

En-suite wet room

6'9" x 6'11" (2.06m x 2.13m)

Window to side. White WC and wash hand basin set in vanity unit with mirrored wall cabinet above. Shaver socket. Walk-in mains shower with shower screens. Tiling to all walls. Towel ring. Vertical chrome radiator. Extractor. Spotlights. Vinyl flooring.

Open plan kitchen/dining/family room

27'2" x 10'11" (8.29m x 3.35m)

Double aspect to front with bay window. Ample wall and base units with worktop and wet wall splash back. Stainless steel 1 ½ bowl sink with right hand drainer. Integrated dishwasher, fridge/freezer, gas hob, extractor, electric oven and microwave. Breakfast bar. Heat alarm. Carbon monoxide detector. Spotlights. Laminate flooring.

Utility room

10'7" x 5'10" (3.23m x 1.79m)

Door to side. Wall and base units with worktop and wet wall splash back. Stainless steel sink with right hand drainer. Washing machine and tumble dryer. Worcester central heating boiler, installed in 2020. Extractor. Carbon monoxide detector. Laminate flooring.

First floor hallway

10'4" x 3'4" (3.15m x 1.04m)

Doors to two bedrooms and bathroom. Two double fitted storage cupboards with sliding doors, one housing the water tank. Smoke alarm. Carpet.

Bedroom 2

14'1" x 14'3" (4.31m x 4.36m)

Window to front. Hatch to roof space. Smoke alarm. Carpet.

Bedroom 3

11'3" x 8'11" (3.45m x 2.72m)

Window to rear. Triple fitted wardrobes with sliding doors. Access to eaves. Smoke alarm. Carpet.

Bathroom

6'11" x 7'6" (2.11m x 2.29m)

Skylight window to front. White WC and pedestal wash hand basin. Bath with mains shower above, shower screen and wet wall. Towel rail. Extractor. Vinyl flooring.

Attached garage

9'7" x 19'6" (2.93m x 5.96m)

Electric remote control roller door. Power and light. Water tap.

Garden ground

The front garden is laid to lawn with shrubs. A block driveway leads up to the garage.

There are gravelled and paved pathways to the sides of the property leading to the rear garden which has a patio area and an array of shrubs. The ground beyond the patio area is communal ground and laid to lawn with mature trees.

Extras

All fitted floor coverings, carpets, curtains, blinds, washing machine and tumble dryer are included in the sale price.

Heating and glazing

Gas central heating and double glazing.

Restrictions

The home is situated within a development and a Deed of Conditions exists over the development. A full copy of the Deed of Conditions can be obtained from the selling agents. The properties within the development shall be used and occupied by persons who have reached 45 years of age.

Children and other family members or friends under the age of 45 are permitted to occupy properties on a temporary basis for a maximum of three week at one time and a maximum of three months in aggregate in any calendar year.

Factors

The Factors are the Firhall Village Trust and the current annual maintenance fee is £880.

EPC Rating C

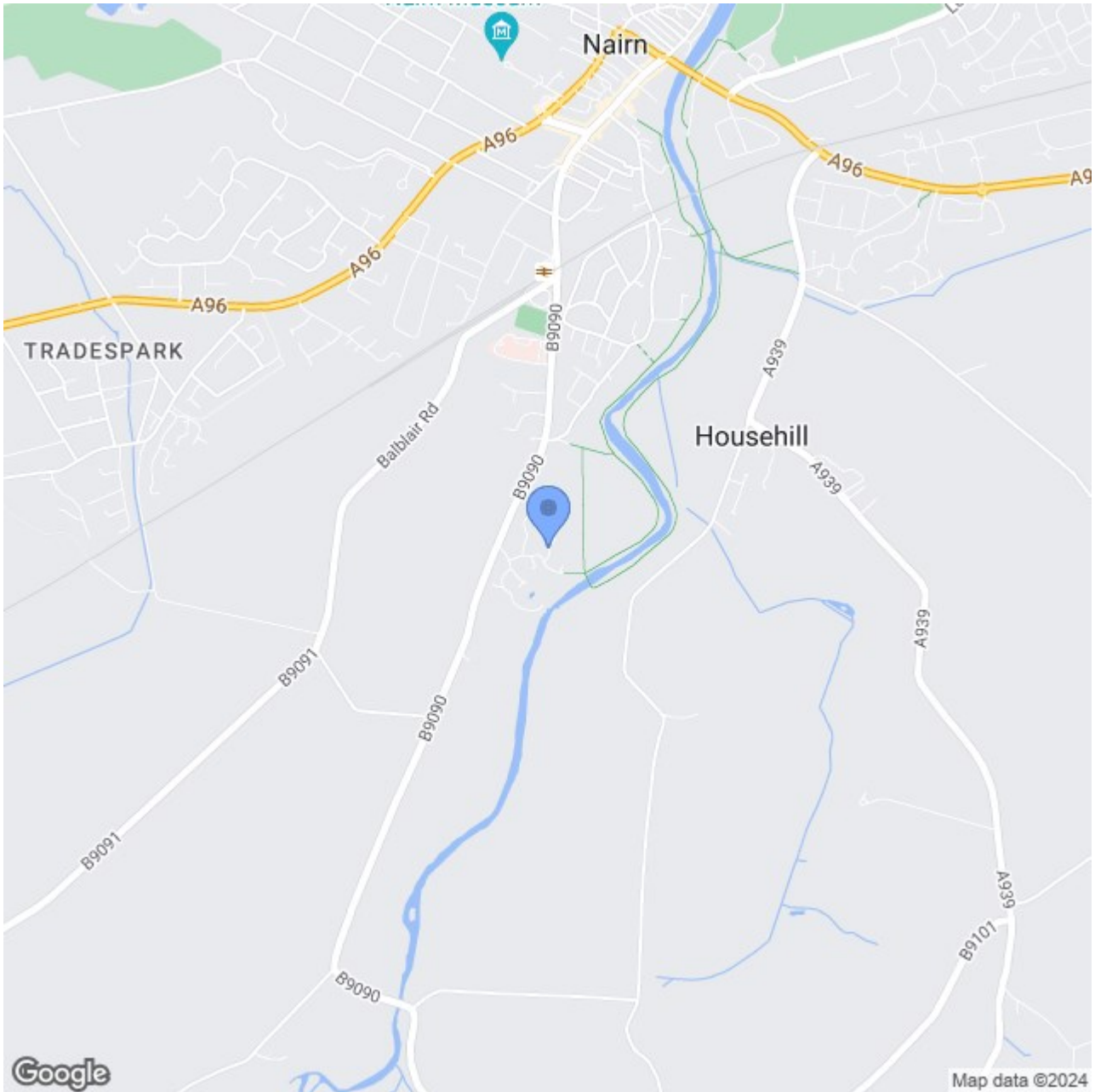
Council Tax Band E







Area Map



Ground Floor

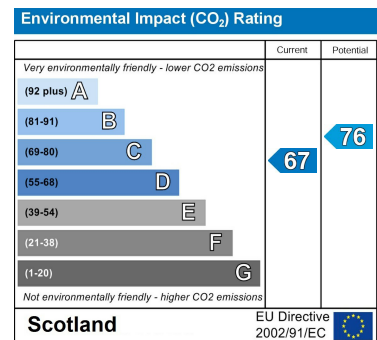
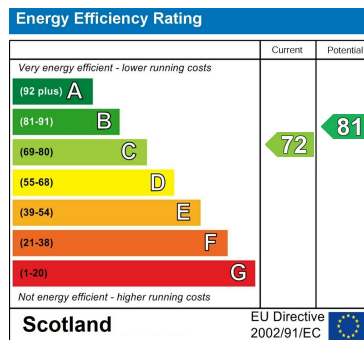


First Floor



This floor plan is an approximate guide to the layout of the property only. It is not to scale. Plan produced using PlanIt3D.

Energy Efficiency Graph



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