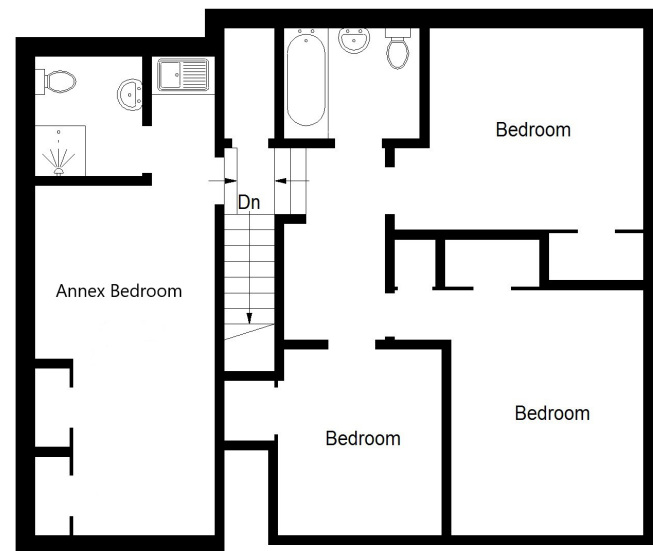


Ground Floor



First Floor

Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blind and curtains.
 Dishwasher and cooker.

Heating

House: Gas central heating.

Annex: Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

E

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

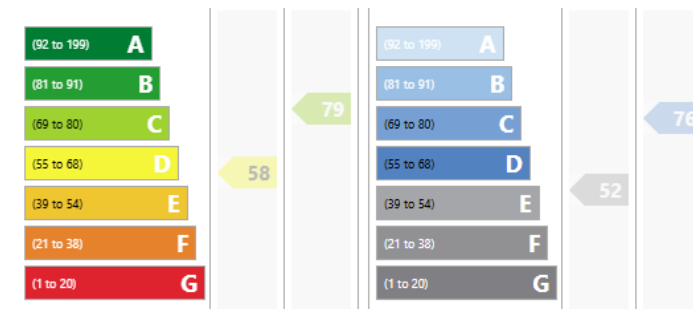
Entry

By mutual agreement.

Home Report

Home Report Valuation - £245,000

A full Home Report is available via Munro & Noble website.



7 Kilravock Crescent Nairn IV12 4QZ

A fantastic opportunity to purchase a four bedroomed, mid-terraced villa with attached annex and single garage. It is fully double glazed, has gas central heating and gardens.

OFFERS OVER £243,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Mid-Terraced
 Villa



3 Bedrooms
 1 Bedroom



1 Reception



Conservatory



1 Bathroom
 1 Shower
 Room



Gas
 Electric



Garden



Garage



Bedroom One



Bedroom Two



Bedroom Three/Office



Annex Room



Annex Room





Lounge/Dining Room



Bathroom

Property Description

7 Kilravock Crescent is an attractive, four bedroomed villa with single garage and enclosed gardens that is situated in popular town of Nairn and offers spacious accommodation that has been designed for comfortable family living. Conveniently located within walking distance to Rosebank and Millbank Primary School, Nairn Academy, as well as supermarket shopping, bus and trains stations, this home also offers many pleasing features including an annex, double glazing, gas central heating (electric in the annex) and off-street parking for three vehicles. The ground floor comprises an entrance vestibule, a hallway, a generous, double aspect lounge/dining room, and a kitchen with sunroom off. The kitchen is a bright and airy room which is fitted with a number of wall and base mounted units and worktops, splashback tiling, and 1 ½ a stainless steel sink with drainer with mixer tap. Located here and included in the sale is a free-standing dishwasher and electric cooker. There is space for a washing machine, tumble dryer and fridge-freezer, and a useful pantry provides additional storage. From here, a door gives access to a well placed sunroom which has a door to the garage, and a patio door, opening onto the rear garden. A staircase from the hallway leads to the first floor accommodation which consists of a landing, the family bathroom and three, double bedrooms. The modern, fully wet-walled bathroom has a wash hand basin, W.C. and a bath with mains shower over. The Annex is accessed from the landing and lies to the left elevation, above the garage. This room provides space for professionals working from home, while doubling as a forth bedroom. The kitchenette has a sink with taps, wall and base units and the shower room has a W.C., wash hand basin, and cubicle with electric shower. Fantastic storage is provided throughout the lovely home by cupboards in hallway, landing, and all four bedrooms. Further to this there are two lofts, which provide further storage if required.

Outside, the front garden is laid to lawn with a mature shrub border. A gravel driveway runs to the side elevation, offering off-street parking, and leads to the garage which has power and lighting. The rear garden is fully enclosed by walling, timber fencing and hedging, offering privacy and a safe place for children to enjoy the outdoors. It is a combination of lawn, gravel and paving, is a super spot for alfresco dining and enjoying the sun in the warmer months. Overall, this is a fantastic family home for those looking for a quality property in a great location and viewing is recommended.

Nairn is a thriving seaside town with award winning sandy beaches, a harbour and two championship golf courses. There are a wide range of shops, supermarkets, cafes, restaurants, a community/arts centre and hospital. The abundance of leisure facilities includes tennis and squash courts, outdoor bowls and a fitness centre with indoor swimming pool. The highland capital city of Inverness lies approximately 15 miles to the west, providing an extensive range of retail, leisure and entertainment facilities, in addition to road and rail links, with Inverness airport only 8 miles distant.



Lounge/Dining Room



Sun Room

Rooms & Dimensions

Entrance Vestibule
Approx 2.37m x 1.00m

Entrance Hall

Lounge/Dining Room
Approx 4.18m x 9.04m

Kitchen
Approx 3.31m x 3.18m

Sun Room
Approx 1.84m x 2.86m

Landing

Bathroom
Approx 2.23m x 1.74m

Bedroom Two
Approx 3.19m x 3.94m

Bedroom One
Approx 3.92m x 3.94m

Bedroom Three/Office
Approx 2.60m x 2.92m

Annex Room
Approx 2.82m x 7.52m*

Annex Shower Room
Approx 1.92m x 1.69m

Garage
Approx 5.71m x 2.88m

*At widest point

