



HEATING
This property benefits from gas central heating.

GLAZING
This property is fully double glazed.

EXTRAS
The fitted floor covering, curtains, blinds, cooking range, microwave, extractor hood, integrated dishwasher, washing machine, fridge freezer and tumble dryer in the garage are included in the asking price. The furniture may be available subject to negotiation.

COUNCIL TAX
The current council tax band on this property is Band E. You should be aware that this may be subject to change upon sale

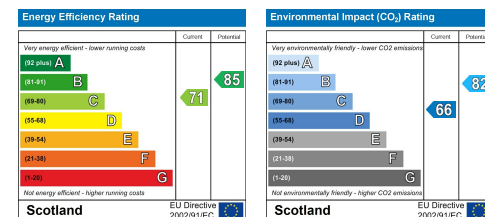
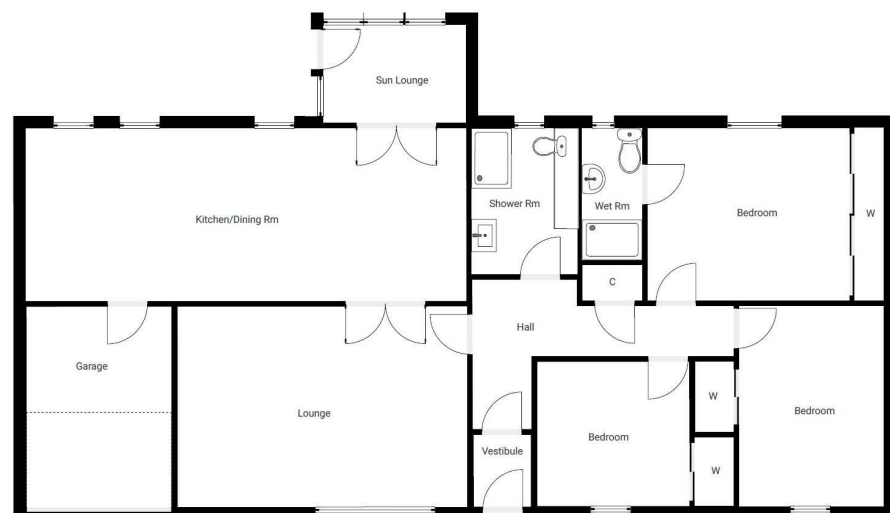
SERVICES
The property benefits from mains water, gas and electricity. Drainage is to the public sewer.

ENTRY
By mutual agreement

VIEWING
Viewings are strictly by appointment. Please contact Anderson Shaw & Gilbert, part of Ledingham Chalmers on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 as they may be able to arrange a viewing on your behalf.

EMAIL
asgproperty@ledinghamchalmers.com

HSPC REFERENCE
60888



21 Balmakeith Park, Nairn, IV12 5GP

Deceptively Spacious Detached 3 Bedroom Bungalow with Garage

CLOSING DATE SET FOR OFFERS - ALL OFFERS TO BE MADE IN WRITING THROUGH A SOLICITOR BY 12 NOON ON TUESDAY THE 11TH JUNE 2024

- Entrance Vestibule
- Hall
- Lounge
- Kitchen/Dining Room
- Sun Lounge
- Shower Room
- 3 Bedrooms (1 En-suite)
- Gas Heating & DG
- Garage & Garden
- EPC - C



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
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Ullapool Office: Village Hall, Ullapool
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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £285,000



DESCRIPTION

This detached bungalow is tucked away at the end of a cul-de-sac and offers bright and deceptively spacious accommodation. The large lounge has French doors opening into the generously proportioned, modern kitchen/dining room with a further set of French doors, from the kitchen, opening into a sun room to the rear. The master bedroom is a large room with fitted wardrobes along one wall and door accessing en-suite facilities, whilst the other two bedrooms are both doubles, each also having fitted wardrobes. The shower room has been upgraded in recent years with a contemporary furnished suite incorporating a large shower cubicle and the integrated garage is set to the side. Benefiting from gas central heating and double glazing, the property is set in private garden grounds laid mainly to grass with driveway parking.

Viewing is highly recommended.

LOCATION

Situated in the charming seaside town of Nairn within walking distance of the beach and local services. Nairn is some 15 miles from Inverness & approximately 7 miles from Dalcross Airport. There are primary and secondary schools in the town, a variety of shops, supermarkets, hotels and restaurants, cafes, hot food takeaways and general amenities. Nairn has two 18 hole golf courses and other leisure facilities such as a swimming pool, marina, and seaside links.

DIRECTIONS

From Inverness take the A96 road travelling east towards Aberdeen. Follow the road until the town of Nairn is reached and follow the road through taking the 3rd exit at the first roundabout onto Ninian road. Continue along, passing the car wash on the left and after going under the bridge take a right turn onto the A939, sign posted for Granttown on Spey. Follow the road for a short time and take the second turning to the left onto Granny Barbour's road. Balmakeith Park is the first turning to the left and follow straight along. Number 21 is set towards the end of this road - take the last driveway on the left hand side. Number 21 is at the top of the shared driveway to the right.

ENTRANCE VESTIBULE

1.48m x 1.14m
UPVC door with opaque glazed panel and opaque side panel opens from the garden to the vestibule. A further glass panelled door opens to the hallway.



HALL

The L-shaped hallway has doors opening to the lounge, shower room and 3 bedrooms. Door to cupboard with shelving and housing the hot water tank. Hatch to loft space.

LOUNGE

5.79m x 4.01m
This large and bright room is set with window to the front looking over the garden grounds. The electric fire and surrounds provides a pleasing, as well as cosy, focal point. Glass panelled double doors opening to the kitchen. Telephone and television aerial points.

KITCHEN/ DINING ROOM

8.83m x 3.45m
This spacious modern kitchen was upgraded circa 2021 and has been fitted with base and wall units incorporating an eye level microwave and Belling electric cooking range with extractor hood above. There are integrated appliances including a dishwasher, washing machine and fridge. One and a half bowl stainless steel sink with drainer. Fitted breakfast bar with feature lighting above. Display units with inset lighting complemented with under unit lighting. Television aerial point. Door to the garage. French doors opening to the sun lounge. Window overlooking garden to the rear.

SUN LOUNGE

2.85m x 1.95m (longest/widest points)
The sun room was added circa 2022 and is accessed via French doors from the kitchen. Set to the rear, this room has windows to the rear and side looking over the garden. A glazed door opens onto the patio. Double power point incorporating USB connectors.

SHOWER ROOM

2.91m x 2.12m
This room is nicely fitted with a contemporary, modern furnished suite comprising large shower cubicle with rain head and jet showers. Wash hand basin with drawer storage under, vanity area with good storage provision below and wc with concealed cistern. Opaque window to the rear.

BEDROOM

4.04m x 3.44m
This good sized double room is set to the rear with window looking over the garden. Four sliding mirror doors run along one wall and open to a fitted wardrobe with hanging rail and shelving. Television aerial and telephone points. Door to the en-suite.

EN-SUITE SHOWER ROOM

2.70m x 1.20m
This wet room is fitted with a shower area with both rain head and jet, a white wc and wash hand basin. Wall mounted cabinet. Wall mounted shelf. Opaque window to the rear.

BEDROOM

4.00m x 2.88m
This double room is set with window to the front, looking over the garden. Double mirrored sliding doors open to a fitted wardrobe with hanging rail and shelf.

BEDROOM

3.04m x 2.88m
Another double room set again to the front, with window overlooking the garden. Telephone point. Double sliding doors open to a fitted wardrobe with hanging rail and shelf.

GARAGE

4.17m x 2.90m approx
The integrated garage has an up and over door to the front, fitted wall shelving and a fluorescent strip light. Wall mounted heating boiler. Door to the kitchen. The fridge freezer and tumble dryer are included in the sale.

GARDEN

There is a tarred driveway to the front of the property with the remainder laid to grass with high hedging providing privacy. Mature trees and bushes planted. The other side of the property is enclosed with fencing. Paved patio to the rear with gravelled border. Shed. Water taps. Area to the side laid to grass with rotary clothes dryer.

