

31 LOCHLOY AVENUE, NAIRN IV12 5AW

Offers Over £215,000



Highly desirable, above average sized two bedroom detached bungalow with integral garage and a beautiful established garden. The property sits in an elevated cul-de-sac at the top of Lochloy Avenue, a popular residential area to the East of Nairn.

R&R Urquhart LLP

31 Lochloy Avenue sits at the end of the first cul-de-sac at the top of Lochloy Avenue. The property has been in the same ownership since it was built approx. 26 years ago and the design was built to a certain degree to the owners specifications and therefore incorporates generous accommodation in the form of large bedrooms and a very spacious bathroom.

The front garden is laid to lawn with a beautiful cherry tree featuring in the centre of the lawn. The property is bordered by established conifers providing privacy. A paved driveway can accommodate a couple of vehicles and leads to a single garage with an electric door.



Paved paths to either side of the property lead to the rear garden where it has been designed to provide various spots of interest and ample areas to relax and appreciate being outdoors. A great deal of planting and cultivating has been completed and in the growing season should offer a colourful display to enjoy.

Internally, a timber front door leads into a vestibule which has a matwell giving access to under the floors. A glazed door then enters the 'L' shaped hallway, which has a linen cupboard housing the hot water tank and access to the loft via a hatch in the ceiling. There is also a shelved wall providing generous book storage.

Off the hall there is a bright and airy lounge with a bay window to the front of the property. An electric fire with display shelves either side, provides a focal point to the room. A door then leads to the kitchen which is fitted with a good range of Maple effect wall and base units and includes a washing machine, fridge-freezer and a dishwasher. A window overlooks the rear garden with a stainless steel sink and drainer sitting below. An archway enters into the dining room with ample space for more formal dining and then in turn leads into a sun-room overlooking the garden. The sun-room is glazed to three sides has a solid roof and a door to the garden.

Also off the dining room is a door to the integral garage which houses the central heating boiler and electricity circuit unit.

Heading back to the hall, the bathroom leads off, which is particularly spacious and fitted with a white integrated WC and wash hand basin, a bath and a shower cubicle within and housing a Mira mains fed shower.

Bedroom 1 sits to the front of the property and is a sizeable double bedroom with liberal storage within the built-in wardrobes. Bedroom 2 sits to the rear of the property and again is a good size with built-in wardrobes and floor to ceiling bookshelves.

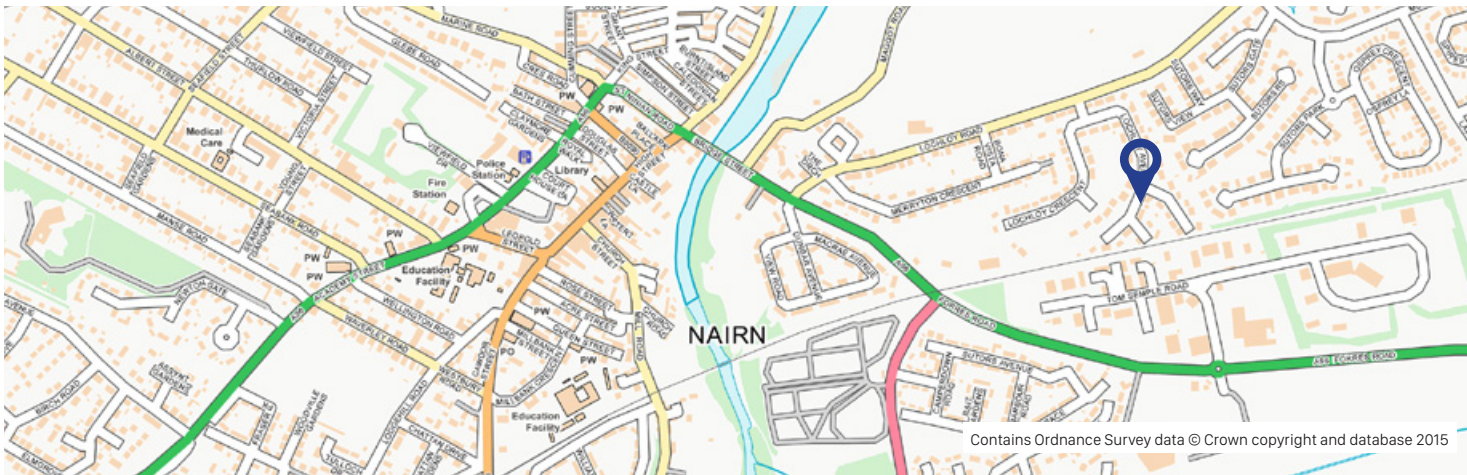


Approx. Dimensions

Lounge	5.22m x 4.31m
Kitchen	3.78m x 2.97m
Dining Room	3.62m x 3.00m
Sun Room	3.30m x 3.10m
Bathroom	2.97m x 2.83m
Bedroom 1	4.47m x 3.38m
Bedroom 2	3.55m x 3.53m

Extras Included

Accommodation	Vestibule, Hall, Lounge, Kitchen, Dining Room, Sun Room, Two Double Bedrooms, Bathroom, Garage
Heating	Gas central heating
Double Glazing	Timber double glazing
Council Tax	E
EPC Rating	D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.