



Delightful three bedroom detached bungalow situated a mile or so from the seaside town of Nairn, and enjoying pleasant views over the fields.

R&R Urquhart LLP



Woodlea presents a fantastic family home brought to the market in an excellent state of repair. The property is spacious and bright with a lovely homely feel to it, and would suit a variety of buyers.

The present owners have incorporated solar panels which feed into the National Grid and installed a Bio Mass boiler to feed the central heating system, adding to the energy efficiency of the property.

Although only a short distance from Nairn, (approx. 1 mile),

the property benefits from a peaceful and tranquil location with views over the countryside and access to a small wooded area adjacent. Ideal for dog walking.

The garden is also particularly large, wrapping around the house to four sides with ample parking on a gravel driveway.

A garage which is possibly a 1.5 size (7.38m x 4.11m), offers an abundance of storage, has two windows, a pedestrian door leading to the garden and a up-and-over door to the

front. The garage also houses the Bio-mass central heating boiler.

Vestibule & Entrance Hall

From an attractive oak effect uPVC door the vestibule with window to the Southeast enters into the 'L' shaped hallway. There are two cupboards, one houses the electric circuit unit. A hatch in the ceiling accesses the partially floored loft.



Lounge 5.69m x4.32m

A well-proportioned room to the front of the property attracting lots of natural daylight from the South east facing aspect. An attractive focal point is created by means of a beautiful cast iron fireplace with ornate tiling allowing for a solid fuel fire on those cold days.

Extras Included

Blinds, curtains, woodshed, integrated appliances.

Heating Bio mass heating system

Double Glazing uPVC double glazing

Council Tax Band E

EPC Rating

Gas None

Electricity Mains

Water Mains

Drainage Septic tank

Dining Kitchen 5.70m x 3.95m

A most desirable and spacious room with ample room to host a large family. Two windows face to the rear aspect over the small wooded area and a door leads to the garage.

The kitchen is fitted with oak effect units, a laminate worktop, tiled splashback and includes a four ring ceramic hob, extractor hood, dishwasher, 1½ bowl stainless steel sink, microwave, oven and fridge. A cupboard provides good storage and also houses the hot water tank. There is also plentiful space for a large dining table and chairs.



Bedroom 1 5.67m x 3.02m

A particularly spacious bedroom to the front of the property taking in the lovely views and benefitting from 2 double wardrobes with sliding doors offering generous storage.

Bedroom 2 3.29m x 3.15m

To the rear of the property, offering double capacity and again benefitting from double built-in wardrobes with sliding doors.

Bedroom 3 3.47m x 3.13m

Currently presented as a twin room and located to the rear of the property offering double built-in wardrobes with press doors.

Bathroom 2.79m x 1.65m

Attractively refurbished bathroom comprising a white WC, wash hand basin with storage below, bath and a quadrant shower cubicle housing a Triton electric shower.

Cloakroom 1.35m x 1.34m

To the front of the property and convenient for visitors, this room comprises a white WC and wash hand basin with a high-level window letting in natural daylight.







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.

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