

ABERCROMBY, 13 OLD BAR ROAD, NAIRN IV12 5BY

Offers over £310,000



Generous four bedroom detached dwelling with garage set over two floors. A Great family home with a flexible layout.

*R&R Urquhart* LLP



Abercromby presents an attractive family home offering substantial accommodation over two floors with plenty options for a growing family to have their own space.

An entrance vestibule accesses the spacious hallway. Off the vestibule lies a convenient study or occasional bedroom with a window to the side aspect.

The hall benefits from a generous understairs cupboard with light, providing coat hanging facilities, and excellent storage. A further full-height cupboard houses the hot water cylinder.

The attractive lounge is a large, bright room to the front of the property with a focal point created by means of a gas fire set in a marble hearth with timber surround.

Adjacent to the lounge is a double bedroom, However could be flexible in use.

The master bedroom is also situated on the ground floor to the rear, and benefits from generous storage, and an en suite shower room comprising a white WC, wash hand basin, and a fully tiled shower cubicle housing a Trevi mains fed shower.



The kitchen, dining room and sun room offers a fantastic family space with the sun room allowing access to the garden via patio doors. The kitchen is fitted with modern light oak effect units with appliances including an oven, microwave, fridge, freezer, washing machine, dishwasher, 5 ring gas hob and extractor hood. A stainless steel sink and drainer sits below the window, and the Worcester central heating boiler is concealed within a wall cupboard. There is ample space for dining, and the hexagonal sun room is a great place to relax and enjoy the garden views.



### Approx. Dimensions

Kitchen/Dining/Sun Room	8.49m x 282m (kitchen) 3.90m (sunroom)
Lounge	3.95m x 4.68m
Study	2.79m x 1.61m
Bathroom	1.86m x 2.98m (widest)
Master bedroom (GF)	3.60m x 2.76m
En suite	2.34m x 1.06m
Bedroom 2 (GF)	3.50m x 2.78m
Bedroom 3	3.84m x 3.44m
Shower room	1.56m x 2.68m (into shower cubicle)
Bedroom 4	3.85m x 3.42m

### Extras Included

Blinds, curtains, fitted floor coverings, all integrated appliances as stated in particulars, shed, greenhouse.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



There is also a family bathroom on the ground floor comprising a bath, and integrated WC and a wash hand basin with storage below and a vanity shelf above.

A neutral, carpeted staircase leads to the first floor landing where there are two spacious double bedrooms, both with built-in storage. Sitting between the two bedrooms is a shower room with access to the landing and a further door to one of the bedrooms.

#### **Outside**

There is generous loc-bloc and gravel driveway leading to the garage with electric door, and a further parking area to the front of the property which could accommodate several

vehicles. The garden then wraps around the property, and has been designed and planted with a vast array of shrubs, plants and trees. A greenhouse and shed are included.

Nairn town centre and other amenities can be reached by a pleasant walk. There are also various off-road routes and paths close-by to benefit dog-walkers, joggers and cyclists which also lead to Culbin Forest, stunning beaches and the harbour.

#### **Factoring**

A factoring fee of approx £132 per annum is payable to Screenautumn Property Factors to cover maintenance of the communal areas in the development.







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.