

41 BEECH AVENUE, NAIRN IV12 4ST

Offers over £335,000



A unique extended 3 bedroom bungalow with a self-contained 2 bedroom annexe, and a sunny secluded garden is situated on a generous plot in the popular Achareidh development of Nairn.

R&R Urquhart LLP



The main house is accessed via a side door into the entrance hall. There are two storage cupboards in the hall. A large light-filled double bedroom room is located to the left of the front door, and faces to the front of the property. A spacious lounge also to the front of the property is bright and airy with a focal point created by means of a cast iron gas stove with a marble surround.

The dining kitchen is accessed off the lounge and is fitted with wood effect units, black laminate worktops with a complementing splashback. Included are a 1½ bowl stainless steel sink, gas hob, extractor hood, a double

oven tower and a dishwasher. Ample space is available for a fridge freezer and a good size table and chairs. French doors lead onto the external Pergola and a sliding door gives access to the utility room, just off the kitchen. The utility room provides space for white goods and a further door leads to the cloakroom, comprising a WC and wash hand basin.

The main house also provides three double bedrooms, two with built-in wardrobes, and an attractive refurbished family bathroom comprising a WC, wash hand basin, bath and shower cubicle housing a mains fed shower.

A door off the hallway, which can easily be blocked off, gives access to the annexe which is perfectly designed for use as a Granny flat or leasing potential. The accommodation comprises a very generous lounge/new kitchenette/dining area with French doors leading to the uPVC double glazed conservatory and further French doors then lead to the rear garden.

The remainder of the annexe consists of a large private entrance porch, two double bedrooms and a shower room comprising a white WC, wash hand basin, bidet, and a quadrant shower cubicle housing an electric shower.



Approx. Dimensions

Lounge	4.54m x 4.33m
Kitchen/Dining area	4.23m x 3.90m
Bedroom 1	4.05m x 3.16m
Bedroom 2	3.44 x 2.77m
Bedroom 3	3.07m x 2.16m
Family Bathroom	2.98m x 2.10m

ANNEXE

Open Plan Lounge/Kitchen area	5.94m x 3.68m
Conservatory	3.10m x 3.01m
Bedroom	3.74m x 2.65m
Bedroom	3.87m x 2.65m
Shower Room	2.19m x 1.64m

Extras Included

Summer house and carpets.

Health & Safety	Interlinked fire alarms
Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band E
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains
Telephone	Wired

The front garden is of low maintenance, mainly laid with gravel, and planted with some established shrubs. A paved loc-bloc driveway provides generous parking and a timber gate leads to the rear garden. The rear garden is generous in size, is fully enclosed, and laid with a combination of lawn and paving slabs with a large water feature adding interest. A summer house with electric is included in the sale and a large pergola off the kitchen provides an ideal outdoor entertaining area.









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.