

17 GRANT PLACE, FIRHALL, NAIRN IV12 5QB

Offers Over £205,000



Delightful two bedroom end-terraced bungalow bordered by grass and trees, situated on the Southern edge of Firhall Village.

*R&R Urquhart* LLP



17 Grant Place sits in a particularly attractive location of Firhall Village, through an archway into a courtyard area where eight properties are situated, and a feature garden area provides an appealing entrance. The property offers an ideal retirement property all on the one level with a patio to the rear, a desirable open-plan lounge dining room and two spacious bedrooms.

The property is entered via a solid timber front door into a spacious hallway.

A generous double aspect open-plan lounge/dining room has a window the front onto the courtyard area and patio doors to the rear accessing the patio. An archway off the dining area accesses the kitchen which can also be directly accessed off the hall. The kitchen is fitted with attractive light wood effect wall and base units with a complementing laminate worktop and splashback. Included are a 1½ bowl stainless steel sink, 4 ring gas hob, extractor hood, single oven, microwave, washing machine, fridge, freezer and a tumble dryer.

Off the hallway lie two generous double bedrooms, one to the front and one to the rear. The master bedroom benefits from an en suite shower room comprising a white WC, wash hand basin and shower cubicle lined with wet wall panels and housing a Trevi mains fed shower.

The bathroom, also off the hallway, comprises a white WC, wash hand basin and bath with mains fed shower over.



### About Firhall Village

The majority of the grounds at Firhall Village are communal, and are maintained by Firhall Village Trust.

Firhall Village was created exclusively for the over 45s and is situated in a quiet location on the Southern outskirts of Nairn. The development has been designed with a variety of houses and apartments styles.

The grounds are landscaped, and boast attractive mature trees and shrubs, together with new planting and lawns throughout. The grounds are a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. Owners also have the right to fish for trout on the River Nairn.

A beautiful pond creates a feature in the centre of the development and offers a pleasant place to sit and enjoy the outdoors.

All residents in the Firhall development have the use of the public rooms on the ground floor of Firhall House for clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. This can also be rented for a private function for a nominal fee.

Each property on the development pays an annual charge (currently £880 per annum) for ground maintenance.







### Approx. Dimensions

Lounge	4.01m x 3.60m
Dining Room	3.60m x 3.08m
Kitchen	3.70m x 3.20m
Bedroom 1	3.40m x 3.30m
En suite	2.12m x 2.10m
Bedroom 2	3.60m x 3.00m
Bathroom	2.00m x 1.90m

### Extras Included

Carpets, blinds, curtains, washing machine, tumble dryer and integrated appliances.

Heating	Gas Central heating
Double Glazing	Timber Double Glazing
Council Tax	Band D
EPC Rating	Band C
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.

**R&R Urquhart LLP**

**Nairn Office**  
20 High Street,  
Nairn IV12 4AX  
T: 01667 453278  
F: 01667 453499

**Inverness Office**  
Ness Horizons Business Centre,  
Kintail House, Beechwood Park  
Inverness IV2 3BW  
T: 01463 250025

**Forres Office**  
117-121 High Street,  
Forres, Moray IV36 1AB  
T: 01309 676600  
F: 01309 673161

[www.urquhartproperty.com](http://www.urquhartproperty.com)

