

21 RIVER PARK, NAIRN IV12 5SP

Offers Over £340,000



Spacious four-bedroom detached bungalow for sale in the popular seaside town of Nairn. Set within a modern development within walking distance of shops, schools, and the beach.

***R&R Urquhart** LLP*



A fabulous four-bedroom detached bungalow located in the sought-after River Park development, a modern and well-established area on the edge of Nairn. Ideally positioned within easy walking distance of amenities including

Sainsbury's supermarket and various retail outlets, this spacious property offers excellent family living both inside and out. The home benefits from ample tarmac parking leading to a garage with an up-and-over door. The front

garden features a lawn with established borders, and there is access to the rear garden from both sides of the house.

A smart navy composite door opens into a welcoming vestibule with a coat-hanging cupboard. From here, a glazed door leads into a hallway.

The lounge is spacious and filled with natural light thanks to a large picture window at the front, and boasts a wood-burning stove as a central feature. Double doors open into a generous dining room with space for a family-sized table and chairs, which in turn connects to the dining kitchen — a fantastic open-plan family space with white gloss units, wood-effect laminate worktops, and a tiled splashback. The kitchen includes a Cookmaster range cooker, fridge, freezer, and a 1½ bowl stainless steel sink positioned below a window overlooking the rear garden. A generous shelved pantry offers excellent storage. A worktop division separates the kitchen from the flexible dining or sitting area, which enjoys patio doors leading directly to the garden.

Off the kitchen lies a utility room providing access to the garden, additional storage, a washing machine, tumble dryer, and dishwasher. The floor standing Worcester central heating boiler is located in the utility room.

The family bathroom is off the main hallway and features a white WC, wash hand basin with storage beneath, an illuminated mirror with a shaver socket, and a shower bath with a mains-fed Mira shower over. A shelved linen cupboard and a chrome ladder radiator complete the space.



The accommodation is completed by four double bedrooms. The master bedroom is located at the front of the property and offers built-in mirrored wardrobes and a stylish en suite with a contemporary white WC, wash hand basin with drawer storage and a light-up mirror,

A walk-in 1500mm shower enclosure houses rain shower and handheld shower heads, and is finished with attractive wet wall panels. The remainder of the room is finished with neutral coloured ceramic tiling.

Bedroom two, also to the front, is another generous double with wall-to-wall storage. Two further bedrooms are located at the rear, one currently used as an office and the other featuring built-in wardrobes.

The rear garden is well established and set over two levels, with a large patio area, lawn, shed, and gives access to the rear of the garage. Steps lead up to a raised area, planted with fruit trees and a variety of other trees, creating a private and attractive outdoor space.

This is a superb family home offering comfort, space, and convenience in a popular residential location.





Extras Included

Fitted floorcoverings, blinds, curtains, cooker, washing machine, tumble drier, dishwasher, fridge, freezer.

Heating	Gas fired central heating
Double Glazing	Mix of uPVC and timber double glazing
Council Tax	Band F
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



61631