

27 GEORGE WILSON ROAD, AULDEARN IV12 5TN

Offers over £160,000



This charming two-bedroom semi-detached home offers spacious living, and an abundance of storage. Located in a peaceful village setting just minutes from the seaside town of Nairn.

R&R Urquhart LLP



Situated in the popular village of Auldearn, just two miles from the charming seaside town of Nairn, this well-presented two-bedroom semi-detached home offers a host of benefits, and appeal for first-time buyers. Externally, the property boasts ample communal parking and a fully enclosed rear garden with a lawn and a decked area. Two

full-height external stores provide excellent outdoor storage for garden furniture, outdoor toys and bikes.

Step through the timber front door into a spacious hallway with wood-effect laminate flooring and a carpeted staircase leading to the first floor. A large walk-in cupboard offers convenient space for coats, shoes, and everyday items, and houses the electric circuit unit.

The welcoming lounge overlooks the rear garden and features a cast iron wood-burning stove set in a timber surround with a slate hearth, great for keeping the chill at bay on colder nights. The room is complemented by neutral carpeting and décor.



Adjacent to the lounge is a stylish dual aspect dining kitchen fitted with attractive grey wall and base units enhanced by contemporary copper-effect ironmongery, and coordinating worktops and upstands. Plinth lighting adds a modern touch, while the 1½ bowl light grey composite sink sits beneath a window allowing natural light in. The kitchen includes an oven, hob, extractor hood,

and space for a fridge freezer, tumble dryer, and washing machine. A breakfast bar offers casual dining options alongside room for a table and chairs. Two full-height cupboards provide superb storage, and a rear vestibule leads directly to the garden.

A carpeted staircase leading to the first floor features a window halfway up, bringing in additional light. The landing

gives access to the loft and two further storage cupboards, one of which houses the central heating boiler.

Bedroom one is a spacious double with a rear aspect, laid with carpet and fitted with triple sliding door wardrobes.

Bedroom two is another generous double, also carpeted, with two excellent full-height cupboards.



The beautifully refurbished bathroom is modern and well-appointed, featuring an integrated WC and countertop basin with storage below and an illuminated mirror above, a bath with electric shower over, and a chrome ladder-style towel rail completes the contemporary look.

This is a property not to be missed, and principally will appeal to a first time buyer due to the realistic price. The property is walk-in ready. However, still presents

opportunities for enhancements and making it truly your own.

The Area

The popular historic village of Auldearn lies some 2 miles East of the seaside town of Nairn, a vibrant, fast-growing town offering all the amenities expected of a town it's size including bus and rail links, Inverness airport, approx. 7 miles away and the city of Inverness approx. 16 miles away.

Auldearn itself is a quaint, popular village which may suit someone looking for a quieter more relaxed way of living, outside a busy town. It offers a highly regarded Community Primary School also catering for nursery children and the popular, '1645 Inn' (named after the battle of Auldearn in 1645), has become the hub of the community. Regular events and exercise classes are hosted in the village along with various clubs being available.



Approx. Dimensions

Lounge	4.15m x 3.30m
Kitchen/Dining	5.81m x 3.22m (at widest)
Bedroom 1	4.32m x 3.18m
Bedroom 2	3.71m x 2.76m
Bathroom	2.20m x 2.39m

Extras Included

Fitted floor coverings, blinds, oven and hob.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band D
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.

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