

# R&R Urquhart LLP



## **2 Firhall Drive, Firhall, Nairn IV12 5QA**

A delightful bright and spacious 3 bedroom detached property has been brought to the market providing very generous accommodation all on the one level. The living accommodation flows well and offers bright and airy rooms. All bedrooms are well-proportioned and bathrooms well-appointed.

The grounds and pond are beautifully cared for by contract gardeners employed by Firhall Village Trust.

- Lounge • Dining Room • Kitchen • Utility Room
- Three Double Bedrooms (master with en suite) • Bathroom
- Integral Double • Garage • Patio

**Offers Over £300,000**

HSPC Ref - 58082



## 2 Firhall Drive, Firhall, Nairn IV12 5QA

<b>PRICE</b>	Offers Over £300,000
<b>ACCOMMODATION</b>	Lounge, Dining Room, Kitchen, Utility Room, Three Double Bedrooms (master with en suite), Bathroom, Integral Double Garage. Patio
<b>EXTRAS INCLUDED</b>	Carpets, blinds, curtains, light fittings.
<b>HEATING</b>	Gas fired central heating
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	Band F
<b>EPC RATING</b>	Band C
<b>SERVICES</b>	Gas – Mains Electricity - Mains Water – Mains Drainage - Mains

### Approx Dimensions

Lounge	7.48m x 3.91m
Dining Room	5.99m x 5.08m
Kitchen	4.21m x 3.39m
Utility Room	3.32m x 1.82m
Master Bedroom	4.21m x 3.85m
En Suite	3.39m x 2.09m
Bedroom 2	4.24m x 3.74m
Bedroom 3	4.21m x 3.17m
Bathroom	2.82m x 2.80m
Garage	5.85m x 5.00m

The property sits on the edge of Firhall Village and is accessed over a loc-bloc driveway leading to the double garage with electronic door. The front door of the property leads directly into a spacious lounge which has a large window to the front aspect. A gas fire with mahogany surround and marble hearth creates a focal point. Double doors lead to a fantastic dining room which is triple aspect with a cathedral style window and double height ceiling. French doors access the patio to the side. Off the dining room lies a well-proportioned dining kitchen.

A bay window overlooks the Firhall grounds. The kitchen is fitted with dark wood-effect wall and base units with granite worktops and includes a stainless steel 1 ½ bowl sink and drainer, 4 ring ceramic hob, extractor hood, double tower oven, integrated larder fridge and dishwasher. There is ample space for informal dining. In turn, off the kitchen, lies a good-sized utility room fitted with white wall and base units and offering space for a washing machine, tumble dryer and freezer. There is also a stainless steel bowl sink, a 'pulley' clothes airer and a door leads to the rear of the property.

Off the lounge lies a very generous master bedroom with en suite. The bedroom benefits from triple mirrored wardrobes and the en suite comprises an ivory WC, bidet, wash hand basin set in a vanity unit with a full width mirror above and a large walk-in shower enclosure housing an Aqualisa mains fed shower.

To the other side of the lounge a further door leads to the inner hall and in turn into another double capacity bedroom, adjacent is a beautiful well-appointed bathroom comprising an ivory WC with concealed cistern, a wash hand basin with vanity unit and large mirror above and a bath with shower attachment over. A further generous double bedroom benefits from double mirrored wardrobes. Also off the inner hall is a doorway leading to the integral double garage. A large built-in cupboard offers great storage and a further cupboard houses the Megaflo hot water cylinder. The Worcester wall mounted central heating boiler is located in the garage as is a convenient ducted vacuum system.

### OUTSIDE

The majority of the beautiful grounds at Firhall Village are communal and are looked after and maintained to a high standard by gardeners employed by Firhall Village Trust.

### ABOUT FIRHALL VILLAGE

Situated in a quiet location on the Eastern outskirts of Nairn Firhall Village development was created exclusively for the over 45s. Firhall development is designed with a wide variety of different styles of houses and apartments and is laid out in landscaped parkland, which utilises attractive mature trees and shrubs, together with new planting and lawns throughout and is a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. All residents in the Firhall Village Development will 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. Owners also have the right to fish for trout on the River Nairn.

Each property on the development pays an annual charge (currently £840 per annum) for ground maintenance.

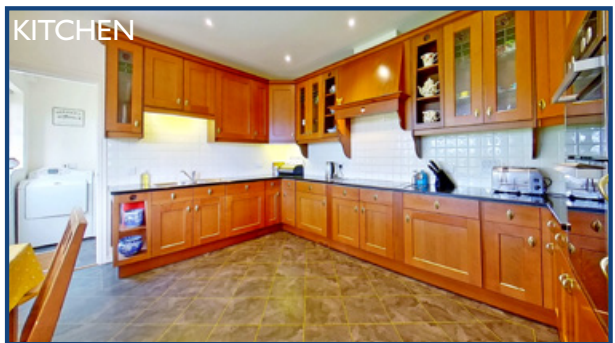
LOUNGE



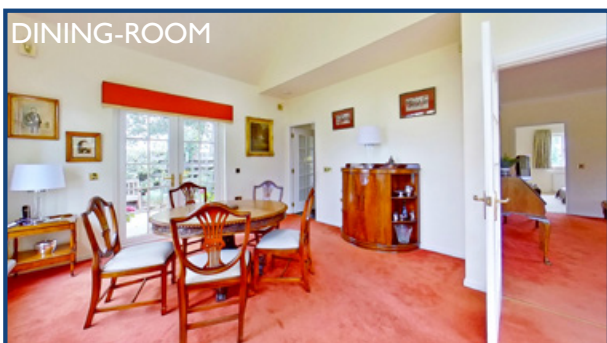
LOUNGE



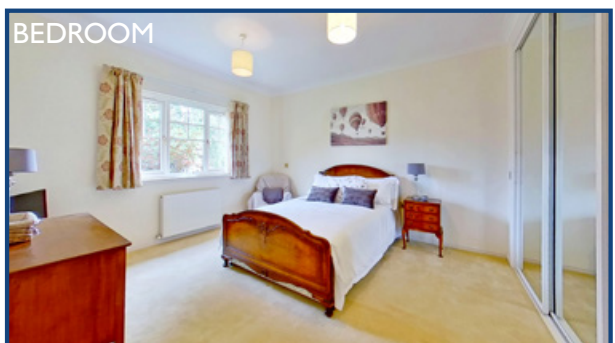
KITCHEN



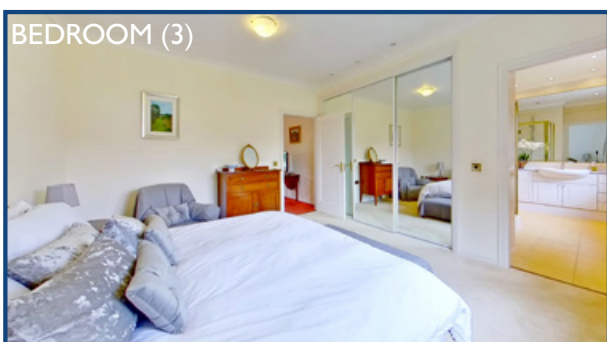
DINING-ROOM



BEDROOM



BEDROOM (3)

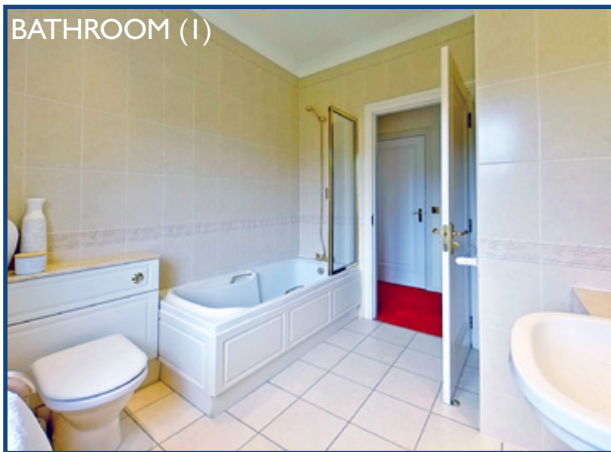


BATHROOM



# R&R Urquhart LLP

2 Firhall Drive, Firhall, Nairn IV12 5QA



**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers Over £300,000

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**  
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