

3 SUTORS RISE, NAIRN IV12 5BU

Offers Over £190,000



Two bedroom semi-detached bungalow situated in a peaceful cul-de-sac on the Eastern side of Nairn. The property offers easily maintained yet spacious accommodation, ideal for a buyer wishing to downsize. The property also benefits from a single timber garage, gas central heating, timber double glazing and a fully enclosed low maintenance back garden.

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The property is accessed via tarmac driveway to a side door. The driveway also accesses the single timber garage and a gate leading to the back garden. The front garden is grassed and the rear garden is fully enclosed by timber fencing and laid with paving stones with shrub borders. Vestibule and Hall

An entrance vestibule leads into the hall which accesses all rooms. A loft hatch is located in the hall.



Lounge 5.35mx 3.82m

A well-proportioned spacious room to the front of the property laid with carpet.

Kitchen/Dining Room 5.40m x 2.76m (Kitchen) and 3.82m (Dining Room)

Fitted with Oak effect wall and base units, laminated worktop and tiled splashback. Included in the sale are a four ring electric hob, extractor hood and single oven. A stainless steel 1 ½ bowl sink sits below the window overlooking the back garden and a door also leads to the garden. There is space for white goods. A large cupboard houses the central heating boiler and hot water cylinder. There is ample space for a good size dining table and chairs.

Bedroom 1 2.79m x 3.09m (excluding wardrobe space)

To the rear of the property and benefitting from double mirrored wardrobes and neutral coloured carpeting. A door leads to the en-suite.

En – Suite 2.42m x 1.04m

Comprising a white WC, wash hand basin with shaver light above and shower cubicle tiled within and housing a Grohé mains fed shower. A window faces to the rear aspect.

Bedroom 2 2.87m x 2.77m (excluding wardrobe space)

To the front of the property with double mirrored wardrobes and laid with neutral coloured carpet.

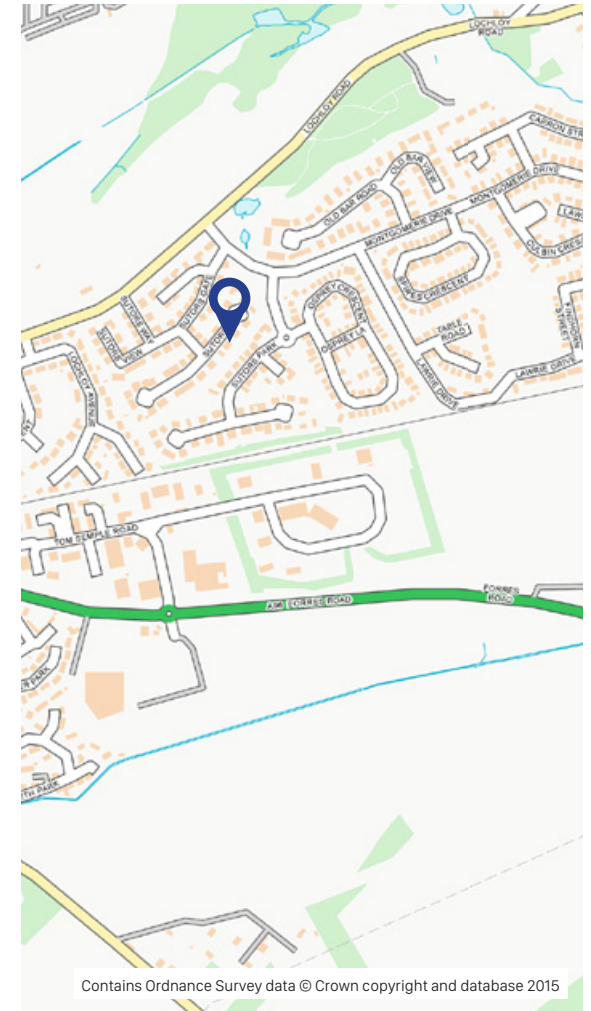
Bathroom 2.37m x 1.80m

To the side of the property and comprising a white WC, wash hand basin with shaver light over and a bath with a mains fed Grohé shower over, glass shower screen and lined with ceramic tiling.

**Extras Included**

| | |
|-----------------|---|
| Accommodation | Vestibule, Hall, Lounge, Kitchen/ Dining Room, 2 Double Bedrooms (one with en-suite), Bathroom, Garage. |
| Extras Included | All fitted floor coverings, blinds |
| Heating | Gas central heating |
| Double Glazing | Timber double glazing |
| Council Tax | D |
| EPC Rating | C |
| Gas | Mains |
| Electricity | Mains |
| Water | Mains |
| Drainage | Mains |





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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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