



## 39 LOCHDHU GATE

NAIRN, IV12 5PW

£165,000

Discover this charming 2-bedroom semi-detached home featuring a spacious extended lounge, modern open-plan kitchen/diner, front and rear gardens, generous bedrooms, and a renovated bathroom. Enjoy ample storage and modern amenities throughout. Call Travis on 07490545648 to schedule a viewing today!



**home sweet home**  
estate agents  
your local property experts

## 39 LOCHDHU GATE

- TWO BEDROOM SEMI DETACHED HOUSE
- POPULAR LOCATION OF NAIRN
- QUIET CUL-DE-SAC
- SPACIOUS LOUNGE
- PRIVATE FRONT AND REAR GARDEN
- STYLISH KITCHEN
- LOCAL AMENITIES NEAR BY
- COUNCIL TAX BAND B
- EPC BAND C



Discover your new home in this charming 2-bedroom semi-detached property, perfect for comfortable and modern living.

**Spacious Extended Lounge:** Enjoy ample space for relaxation and entertaining in the bright, extended lounge.

**Open Plan Kitchen/Diner:** Cook and dine in style with a modern kitchen that flows seamlessly into the dining area, featuring sleek under-cupboard counter lights, and opens up to the rear garden.

**Front and Rear Gardens:** Relax in your private rear garden or enjoy the curb appeal of your lovely front garden.

**Generous Bedrooms:** Two large bedrooms provide plenty of space for rest and relaxation.

**Renovated Bathroom:** Enjoy a fresh, modern family bathroom recently renovated to a high standard.

**Ample Storage:** Benefit from plenty of storage throughout the home, keeping your living space tidy and organized.

This home is ready to welcome you with its modern amenities and spacious living areas. Don't miss out – schedule a viewing today!

Nairn is an established and desirable residential area and its close proximity to the A96 allows easy commuting to Inverness, which is 14 miles distant. The town centre provides a wide range of amenities including shops, post office, supermarket, banks, hotels and coffee shops. The harbour and beach offer excellent water sports facilities and there is easy access to a wide variety of outdoor sports and activities. Nairn has a good community offering excellent primary and secondary schools, library, community centre, swimming pool and two championship golf courses. Nairn also offers good rail and road links to both Aberdeen and Inverness, with regular bus services. Inverness, the main business and commercial centre of the highlands offers extensive shopping, leisure and entertainment facilities. Inverness airport is 6 miles away and provides air links to the rest of the UK and Europe.

Council Tax Band B  
EPC Band C

Double Glazing  
Gas Central Heating

Home Report Available on  
[www.homesweethomemoves.co.uk](http://www.homesweethomemoves.co.uk)

Entry Is By Mutual Agreement

Viewing By Appointment Through Home Sweet  
Home on 01463 710151

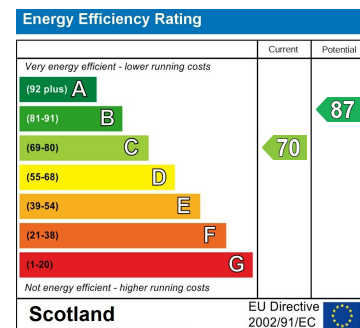
Any offers should be submitted in Scottish legal form  
to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

These particulars, whilst believed to be correct do  
not and cannot form part of any contract. The



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Home Sweet Home Estate Agents  
 Inverness Sales  
 5 Bank Street  
 Inverness  
 IV1 1QY

01463 710151  
 hello@homesweethomemoves.co.uk  
 www.homesweethomemoves.co.uk

