



## 90 BEECH AVENUE

NAIRN, IV12 4SY

£190,000  
OFFERS OVER

This 2-bedroom semi-detached bungalow offers modern living with a tranquil touch. It features a stylish kitchen, cosy lounge, and a dining area with French doors leading to a private rear garden. The home includes two well-proportioned bedrooms, a sleek modern bathroom, and a landscaped front garden with off-road parking. Ideal for those seeking comfort and serenity, this bungalow is perfect for relaxation and outdoor enjoyment.



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

# 90 BEECH AVENUE

- TWO BEDROOM SEMI DETACHED BUNGALOW
- PRIVATE REAR GARDEN
- STYLISH KITCHEN
- MODERN BATHROOM
- DRIVEWAY PARKING
- POPULAR AREA OF NAIRN
- INVITING LOUNGE
- COUNCIL TAX BAND C
- EPC BAND

D



Welcome to this 2-bedroom semi-detached bungalow, perfect for those seeking a blend of modern living and tranquility. As you approach, you'll be greeted by a lovely front garden, landscaped, offering great curb appeal and a warm welcome to your new home. The property also benefits from a private driveway, providing convenient off-road parking.

Step inside to discover a stylish kitchen that boasts contemporary fittings and ample storage, ideal for culinary enthusiasts. The heart of the home is the dining area, which features elegant French doors that seamlessly connect the indoor space to the private rear garden—perfect for alfresco dining or simply enjoying a quiet morning coffee. Adjacent to the dining area is a cosy lounge, offering a perfect spot for relaxation.

The property includes two well-proportioned bedrooms, providing comfortable and peaceful retreats. The modern bathroom is sleek and fully equipped, designed with both functionality and style in mind.

The private rear garden is a true oasis, offering a secluded space to unwind, entertain, or garden at your leisure.

This delightful bungalow combines modern conveniences with serene outdoor spaces, making it an ideal home for a variety of lifestyles. Don't miss out on this opportunity—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 C  
EPC Band D

To Book A Viewing Call Travis On

(ZERO.SEVEN.FOUR.NINE.ZERO.FIVE.FOUR.FIVE.SIX.FOUR.EIGHT)

Home Report Available By Contacting  
invernesssales@homesweethomemoves.co.uk

Entry Is By Mutual Agreement.

Viewing By Appointment Through Home Sweet  
Home on hello@homesweethomemoves.co.uk

Any offers should be submitted in Scottish legal form  
to hello@homesweethomemoves.co.uk


These particulars, whilst believed to be correct do  
not and cannot form part of any contract. The  
measurements have been taken using a sonic tape  
measure and therefore are for guidance only.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 	

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

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