



115 BURNSIDE

NAIRN, IV12 5UA

£255,000
OFFERS OVER

This charming 3-bedroom semi-detached home features a spacious lounge, stylish kitchen, and bright conservatory. The principal bedroom has an en suite, with an additional family bathroom and separate WC. Outside, enjoy a private rear garden and ample driveway parking. Ideal for modern family living in a desirable location.



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• THREE BEDROOM SEMI DETACHED
HOUSE • EN

SUITE • CONSERVATORY • STYLISH

KITCHEN • MODERN BATHROOM • DRIVEWAY

PARKING • COUNCIL TAX BAND D • EPC BAND

C



Welcome to this charming and beautifully presented 3-bedroom semi-detached home, perfect for modern family living. As you approach the property, you'll be greeted by a convenient driveway offering ample parking space.

Inside, the home boasts a spacious and inviting lounge, ideal for relaxing or entertaining guests. The stylish kitchen is well-equipped with modern appliances, offering plenty of counter space and storage, making meal preparation a delight. Adjacent to the kitchen, a bright and airy sun lounge provides a wonderful space for dining or unwinding while overlooking the garden.

The property features three well-proportioned bedrooms, including a principal bedroom with an en suite bathroom for added privacy and convenience. Additionally, there is a modern family bathroom and a separate WC, ensuring practicality for busy households.

Outside, the property benefits from a private rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air in a peaceful setting.

This home is a fantastic opportunity for those seeking a comfortable, contemporary living space in a desirable location. Don't miss the chance to make it your own!

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 D

EPC Band C

To Book A Viewing Call Travis On
(ZERO.SEVEN.FOUR.NINE.ZERO.FIVE.FOUR.FIVE.SIX)

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

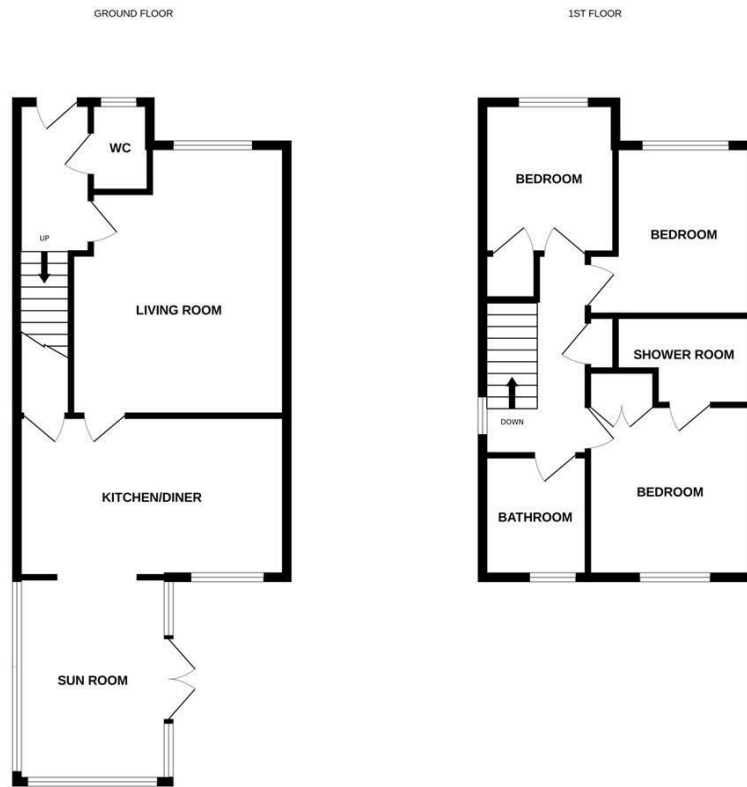
Any offers should be submitted in Scottish legal form to hello@homesweethomemoves.co.uk

These particulars, whilst believed to be correct do

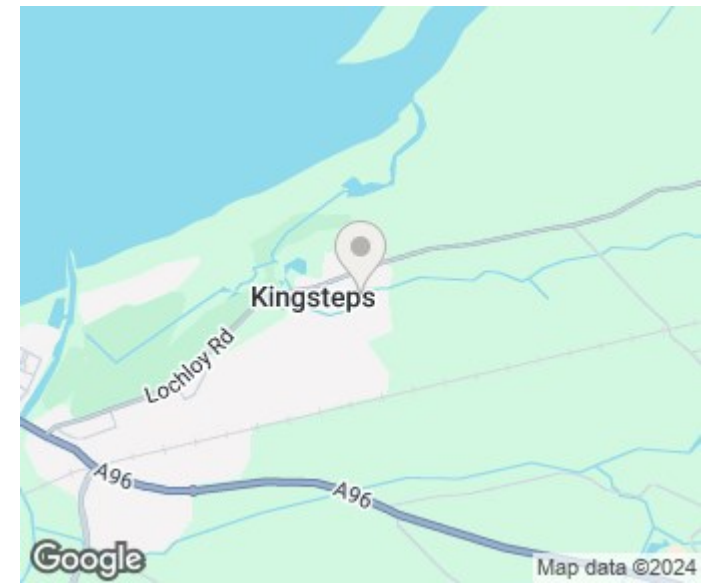


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MapInfo ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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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