



42 BEECH AVENUE
NAIRN, IV12 4SY

£205,000
OFFERS OVER

This charming 2-bedroom bungalow boasts a spacious, modern kitchen/diner perfect for family meals and entertaining, along with a bright, airy lounge for relaxation. The sleek, contemporary bathroom adds a luxurious touch. Outside, enjoy ample driveway parking, a garage for extra storage, and a large rear garden ideal for outdoor living. A stylish and practical home offering both comfort and convenience!



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42 BEECH AVENUE

- TWO BEDROOM BUNGALOW • POPULAR AREA OF NAIRN • STYLISH KITCHEN • MODERN BATHROOM • BRIGHT LOUNGE • SPACIOUS REAR GARDEN • DRIVEWAY PARKING • GARAGE • COUNCIL TAX BAND D • EPC BAND C



This charming 2-bedroom bungalow offers the perfect blend of style and comfort. The spacious, modern kitchen/diner is ideal for family meals or entertaining, while the bright and airy lounge provides a relaxing space to unwind. The sleek, contemporary bathroom adds a touch of luxury. Outside, you'll find ample driveway parking, a garage for extra storage, and a huge rear garden, perfect for outdoor activities or simply enjoying the sunshine. A fantastic opportunity for those seeking a stylish and practical home!

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 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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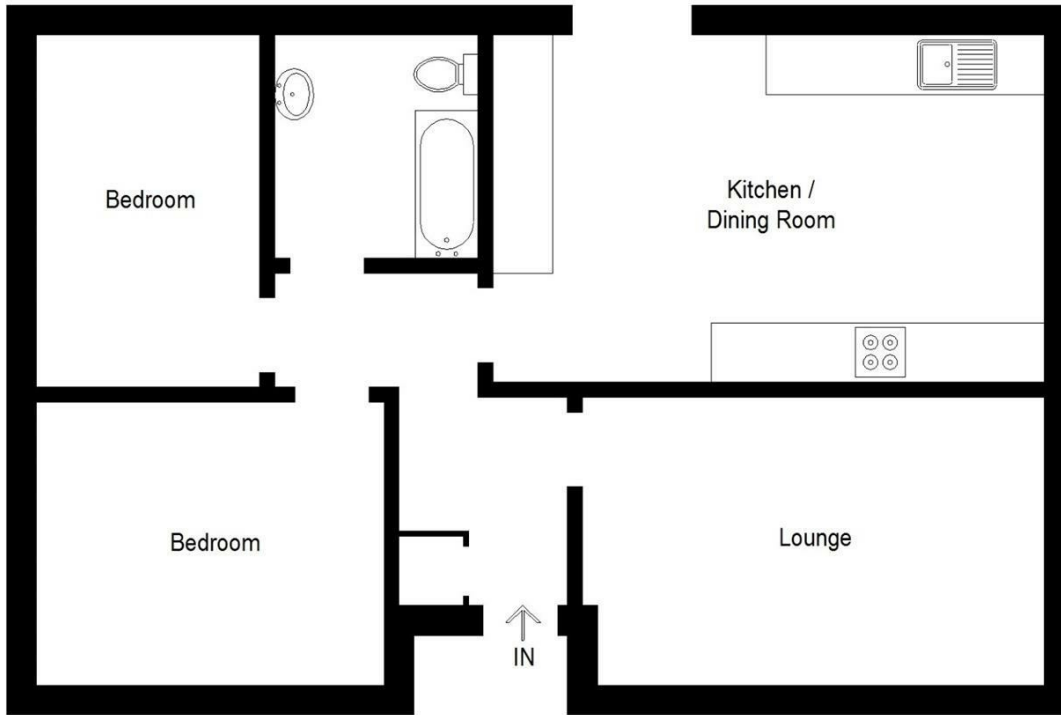


Illustration For Identification Purposes Only. Not To Scale (ID1131067 / Ref:89376)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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