



34 Montgomerie Drive, Nairn, IV12 5RW

Offers Over £340,000

REF: 60944





This deceptively spacious, three-bedroom, detached bungalow is located in the popular Lochloy development to the East of Nairn close to Nairn Dunbar Golf Club and within easy reach of the town facilities and commuting distance of Inverness City. The property, which is in excellent condition throughout benefits from double glazing, gas fired central heating and a private rear garden with a charming Garden Room. With ample storage and well-proportioned rooms, this property represents a comfortable family home.

Viewing is highly recommended to fully appreciate the generous living space and enviable location on offer.

The accommodation consists of: entrance hallway with two store cupboards and gives access to the attic which is partially floored; front facing lounge; an open plan kitchen/family/diner. The kitchen has a good selection of base and wall mounted units, complementary worktops and splashback, electric oven & grill, induction hob, integrated dish washer and fridge freezer, while the family area had a wall mounted television and French doors opening to the rear garden; utility room with base and sink unit, space for washing machine and dryer; master bedroom with walk in wardrobe and en-suite facilities comprising a WC, wash hand basin and large mains fed shower; two further bedrooms and family bathroom comprising a three piece suite in white with mains fed shower over the bath.

The garden to the front of the property is mainly laid to lawn while the fully enclosed rear garden is laid to lawn with some mature shrubs and bushes. Two paved patio areas provide ideal venues for al fresco dining. There is also a delightful Garden Room, with powers, light, and bar area creating an ideal venue for entertaining. There is also a garden shed and secure pet area. To the front of the property a driveway provides ample off-street parking and leads the single garage which has light, power and up & over door.

The highly popular seaside town of Nairn offers excellent facilities including a supermarket, hotels, restaurants, banks, Post Office, library, community hospital and thriving High Street with a good selection of retail outlets. The town also boasts a delightful beach, marina and championship golf course. Primary education is provided at Millbank Primary School and Secondary education is provided at Nairn Academy.

Inverness, the main business and commercial centre in the Highlands, is within very easy commuting distance and offers extensive shopping, leisure, and entertainment facilities along with excellent road, rail, and air links to the South and beyond.

Hall	6.15m x 2.34m (20'2 x 7'8)	Bedroom 3	3.49m x 3.06m (11'5 x 10'0)
Kitchen	4.35m x 3.69m (14'3 x 12'0)	Bathroom	3.72m x 1.75m (12'2 x 5'9)
Lounge	5.05m x 3.73m (16'6 x 12'3)	En-Suite	2.29m x 1.40m (7'6 x 4'6)
Family Room	4.66m x 4.11m (15'3 x 13'6)	Utility Room	2.15m x 1.66m (7'0 x 5'5)
Bedroom 1	3.61m x 3.46m (11'9 x 11'3)	Garden Room	4.84m x 3.30m (15'11 x 10'9)
Bedroom 2	3.46m x 2.41m (11'3 x 7'11)	Garage	5.47m x 2.82m (17'11 x 9'3)



General

General all floor coverings, light fittings blinds and curtains are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band E

EPC Rating

C

Post Code

IV12 5RW

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/GRM004/2

Price

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Directions

From Inverness City, take the A96 and continue to Nairn. Continue through Nairn on King Street until you reach the mini roundabout, taking the third exit staying on A96. At the lights, turn left onto Lochloy Road. Continue along this road, passing the Nairn Dunbar Golf club on the left hand side and turn into Montgomerie Drive on the right. Continue up the street and the property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

