

4 OSPREY LANE, NAIRN IV12 5LJ

Offers over £280,000



Three-bedroom detached bungalow in a quiet, sought-after area of Nairn, close to the beach and golf course. Features include newly installed double glazing, front and rear gardens, a spacious driveway, and garage.

R&R Urquhart LLP



This attractive three-bedroom detached bungalow is located in a sought-after residential area to the East of Nairn, within easy walking distance of Nairn Dunbar Golf Club and the beautiful local beaches. Tucked away on a quiet lane that winds through the heart of the estate,

the property offers a peaceful setting while remaining conveniently close to local amenities.

The home offers both front and rear gardens. The fully enclosed rear garden features a lawn and a spacious patio,

ideal for outdoor dining and relaxation. A single garage is accessed via a tarmac driveway that provides ample off-street parking for multiple vehicles.

Recent upgrades include newly installed double glazing and external doors, with guarantees available. A modern composite front door adds a pop of colour and opens into a vestibule with a cupboard housing the electric meter and circuit unit, space for coats, and a door leading to a convenient cloakroom with WC and wash hand basin.

The bright and welcoming lounge/dining room enjoys a dual aspect and features a woodburning stove, offering a cosy focal point. There is ample space for both living and dining furniture, making it perfect for family living and entertaining. The adjoining kitchen is fitted with stylish white gloss units, wood-effect laminate worktops, and matching splashbacks. Included in the sale are a 'Leisure' range cooker, fridge freezer, washing machine, and dishwasher. A cupboard conceals the central heating boiler, and a door leads directly to the driveway.

From the lounge, a further door leads to the inner hall with loft access and a cupboard housing the hot water cylinder.

The principal bedroom is a generous double with a quadruple-door built-in wardrobe and a glazed door opening to the patio and garden. The second bedroom is also a spacious double, while the third bedroom would serve well as a single room or home office.

The modern shower room is finished with stylish grey sparkle wet wall panelling and features a WC, wash hand basin with storage below, a mirrored cabinet above, and further coordinated storage. The shower cubicle houses a mains-fed rain shower with an additional handheld shower head.

This desirable bungalow offers comfortable, modern living in a great location and is ideal for a wide range of buyers.







Approx. Dimensions

Vestibule	2.15m x 1.38m
Cloakroom	2.01m x 1.01m
Lounge/Dining	6.95m x 3.50m
Kitchen	3.18m x 2.82m
Bedroom 1	3.88m x 2.97m
Bedroom 2	3.52m x 2.78m
Bedroom 3	2.98m x 2.32m
Shower room	2.11m x 1.94m

Extras Included

Fitted floor coverings, blinds, curtains, range cooker, fridge freezer, washing machine, dishwasher.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing (newly installed and with transferable guarantee)
Council Tax	Band D
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.

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