

7 ORDVIEW ROAD, NAIRN IV12 5NL

Offers over £195,000



This well-maintained three bedroom semi-detached property is brought to the market chain-free. It provides excellent accommodation over two floors and is located in a popular residential area.

R&R Urquhart LLP



Set within a popular residential area, the property is ideally situated close to local schools, a convenience store with post office, and benefits from a regular bus service

and excellent access to the A96 trunk road, making it a convenient location for commuters.

This well-presented home would suit a range of buyers, including families, first-time purchasers, or those looking to downsize.

From the uPVC half-glazed front door, one is led into the hallway, where a carpeted staircase leads to the first floor. A cupboard with partial shelving houses the circuit electric unit and electric meter. The hallway features wood-effect laminate flooring and leads into a well-proportioned lounge, which benefits from a large front-facing window and a focal point gas fire with a timber and marble-effect surround. The same wood-effect laminate flooring continues in the lounge.

Also on the ground floor is Bedroom 3, which can serve as a single bedroom or could be an ideal home office.

The convenient ground floor shower room comprises a white WC, a wash hand basin with winged sides, drawer storage below, and a mirrored cabinet above. The shower cubicle houses a Gainsborough electric shower, and the room is finished with contemporary wet wall panelling, a vinyl floor covering, a chrome ladder-style radiator, and an additional wall-hung cabinet for extra storage.

The kitchen is nicely fitted with a range of white wall and base units and coordinated worktops. There is a stainless steel sink, a ceramic hob, electric oven, and space for additional white goods. The floor is laid with a slate-effect vinyl covering. Doors lead from the kitchen into the dining room, main hall, and conservatory.

The dining room, accessed directly from the kitchen, is a bright and welcoming space with a window overlooking the rear garden. It provides ample space for a family dining table and features two useful cupboards—one housing the Worcester gas central heating boiler and the other offering full-height storage.



The conservatory is a lovely addition to the home, accessed from the kitchen and providing direct access to the garden. Glazed to three sides, it allows for plenty of natural light and includes a built-in seating area, making it a perfect spot to relax and enjoy the garden.

On the first floor are two generously sized double bedrooms. Bedroom one is laid with carpet, and includes a built-in shelved cupboard and a separate built-in wardrobe with hanging space. A small door provides access to the eaves. Bedroom two, facing the front of the property, is also carpeted and offers good space for furniture. A further shower room is located on the first floor, adding convenience and practicality to the property. Comprising a WC, wash hand basin and shower cubicle housing a Mira electric shower.

The back garden is fully enclosed, offering a safe and private outdoor space. It features a gravel area with built-in seating, perfect for relaxing or entertaining. A decorative wall separates this section from the lawn, adding character and definition to the garden layout. A side gate provides access to a gravelled area and the generous loc-bloc driveway, making movement around the property convenient. The garage is accessible via both a front door and a side entrance, offering flexible use as a workshop or additional storage.

The front garden is attractively terraced with gravel and established bushes, providing low-maintenance appeal. A paved path leads to the half-glazed uPVC front door, creating a welcoming entrance to this well-presented and versatile home.





Approx. Dimensions

Lounge	4.84m x 3.74m
Kitchen	4.02m x 1.77m
Shower room	2.33m x 1.62m
Dining room	3.43m x 2.49m
Garden room	2.40m x 1.97m
Bedroom 1	4.24m x 2.70m
Bedroom 2	3.59m x 3.60m
Bedroom 3	3.14m x 2.37m
Shower room 2	1.56m x 2.56m (into cubicle)

Extras Included

Fitted floor coverings, hob, oven.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	
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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