

18 WYVIS DRIVE, NAIRN IV12 4SU

Offers over £205,000



Located in a sought-after residential area opposite open green space, this semi-detached bungalow offers great potential for buyers looking to put their own stamp on a property. It offers a generous garden, extensive off-street parking and a substantial garage with workshop, whilst also being conveniently close to Nairn town centre.

R&R Urquhart LLP



Situated in the popular Achareidh development of Nairn and within easy walking distance of the town centre, this three-bedroom semi-detached bungalow offers an excellent opportunity for first-time buyers, downsizers, or

anyone looking to create a comfortable home with some modernisation and TLC. Enjoying an attractive position opposite an area of open green space, the property benefits

from generous outdoor space, extensive parking and a substantial garage/workshop.

The front garden is enclosed by a wall and has been designed for low maintenance, with a gated pathway leading to the front door. A huge driveway to the side provides parking for multiple vehicles and gives access to a side entrance of the house and the large garage.

To the rear, the private, level garden enjoys a combination of lawn and patio.

Internally, the front door opens into a welcoming T-shaped hallway complete with a double storage cupboard and loft hatch. The bright lounge overlooks the front garden and features a chimney breast with a gas fire, creating a cosy focal point.

Also positioned to the front, the kitchen is fitted with white wood-effect units complemented by black laminate worktops and tiled splashbacks. Further benefits include Slate tile-effect laminate flooring, a 1½ bowl stainless steel sink beneath the window, with ample space for white goods.

To the rear of the property are three bedrooms, comprising two generous doubles and a single bedroom. Both double rooms benefit from built-in wardrobes, while all bedrooms are carpeted.

The shower room is fitted with a white WC, wash hand basin, bidet and quadrant shower cubicle with mains-fed shower. A chrome ladder-style radiator and high-level side window complete the space.

The property also benefits from double glazing, which was replaced approximately one year ago, offering improved comfort and energy efficiency.

With its sought-after location, extensive parking, impressive garage and workshop, private garden and excellent potential, this bungalow presents a fantastic opportunity to create a lovely home in a popular residential area.







Approx. Dimensions

Kitchen	3.46m x 2.82m
Lounge	4.49m x 3.54m
Bedroom 1	2.56m x 4.18m (incl. wardrobes)
Bedroom 2	2.60m x 3.27m (incl. wardrobes)
Bedroom 3	3.50m x 2.07m
Shower room	1.94m x 1.66m

Extras Included

Fitted floor coverings, blinds, cooker

Heating	Gas fired central heating
Double Glazing	uPVC double glazing (approx. one year old)
Council Tax	Band C
EPC Rating	Band D
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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