

CRAIGARD, 18 MANSE ROAD, NAIRN IV12 4RW

Offers Over £285,000



Three-bedroom semi-detached period dwelling with large garden, is located in the desirable West End area of Nairn.

R&R Urquhart LLP



Situated in a sought-after residential areas in the West End of Nairn, this three-bedroom semi-detached home enjoys an enviable position on an attractive wide street lined with traditional properties. The town centre is within easy walking distance, while Nairn's beautiful beaches are also

close by, making this a highly desirable location for families and those seeking a peaceful yet convenient lifestyle.

Having been cherished as a family home since the early 1960s, the property offers a wonderful opportunity for a

new owner to modernise and create a superb family home tailored to their own tastes. The generous accommodation, large rear garden and excellent setting combine to offer outstanding potential.

An attractive stone boundary wall with double wrought iron gates opens onto a paved driveway providing off-street parking for two to three vehicles. The low-maintenance front garden is laid mainly with gravel and paving. A timber and glazed front door leads into a bright entrance porch, glazed on two sides and flooded with natural light. From here, a carpeted hallway provides access to the ground floor accommodation and benefits from a large understair storage cupboard.

To the front of the property, the bright and welcoming lounge features a bay window and a tiled fireplace with alcoves on either side, creating an attractive focal point. The dining room overlooks the rear garden and retains original built-in storage along one wall. The dining room also provides direct access to the kitchen.

The kitchen, while now dated, offers good storage facilities together with ample space for white goods. A stainless-steel sink is positioned beneath a window overlooking the garden, while a wall-mounted Worcester central heating boiler is also located here. An excellent full-height shelved pantry provides valuable additional storage. A door leads through to the rear porch, which is glazed on three sides and provides direct access to the garden.

Also located on the ground floor is a bedroom along with a shower room comprising a white WC, wash hand basin and shower cubicle housing a Mira electric shower.



A staircase rises to the first-floor landing, where a skylight allows natural light to flood the space. There is also a useful storage cupboard. The upper floor offers a sizeable and bright double bedroom along with a further single bedroom.

A particular feature of the property is the fabulous rear garden. Mainly laid to lawn with established rockery planting, it provides a wonderful outdoor space for families and gardeners alike. Screened by mature trees to the rear, the garden enjoys good privacy and includes a large shed, a timber garage, and a block built secure outside

With its generous proportions and excellent outdoor space, the garden offers considerable potential for further landscaping, extension possibilities subject to the necessary consents, or simply creating a delightful setting to enjoy for years to come.

This is a rare opportunity to acquire a well-loved home in a highly desirable West End location, offering character, generous accommodation and exceptional scope to modernise and create a wonderful family home for the future.





Approx. Dimensions

Front porch	1.98m x 1.28m
Lounge	4.52m x 4.02m
Dining room	4.01m x 3.41m
Kitchen	2.90m x 2.33m
Shower room	2.90m x 1.52m
Bedroom 1	5.90m x 3.17m
Bedroom 2	3.40m x 2.96m
Bedroom 3	2.74m x 2.60m
Rear porch	2.03m x 1.37m

Extras Included

Fitted floor coverings, blinds, shed.

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