



Innes & Mackay

Rose Cottage, 9 Sandown Road, Nairn, IV12 5NW

- TWO BEDROOM DETACHED BUNGALOW
- LOCATED IN THE TRADESPARK AREA OF NAIRN
- NON TRADITIONAL CONSTRUCTION
- MODERNISED TO A HIGH STANDARD THROUGHOUT
- LOG BURNER
- OFF-STREET DRIVEWAY PARKING

**Offers Over
£190,000**



PROPERTY DESCRIPTION

Located in Sandown Road on the outskirts of Nairn, this detached bungalow has been completely renovated to a high standard to include a beautifully presented open plan living space, modern kitchen, two double bedrooms and shower room. The property is of a non traditional construction and therefore lending may be restricted. Benefitting from ample off-street driveway parking and double glazing, this property would be ideal for anyone looking for a home in walk-in condition, all on one level. Viewing comes highly recommended.

LOCATION

Rose Cottage is located in the Tradespark area to the West side of Nairn, convenient for commuting to Inverness. A local Co-op grocery store which incorporates a Post Office is a short stroll away and a bus service passes the door. Nairn is a thriving seaside town with award winning sandy beaches, a harbour and two championship golf courses. There are a wide range of shops, supermarkets, cafes, restaurants, a community/arts centre and hospital. The abundance of leisure facilities includes tennis and squash courts, outdoor bowls and a fitness centre with indoor swimming pool. Primary schooling is provided at Rosebank or Millbank Primary, secondary pupils attend Nairn Academy. The highland capital city of Inverness lies approximately fifteen miles away, providing an extensive range of retail, leisure and entertainment facilities, in addition to road and rail links to the north and

south. Inverness airport is only eight miles distant, opening up travel to several UK cities and international airports beyond.

GARDEN

The property is set within well maintained gardens to both the front and rear. The front garden is mainly laid to lawn with established shrubs and bushes, creating an attractive approach to the property. A paved pathway leads to the entrance. The rear garden is enclosed by timber fencing and offers additional lawned space together with a wooden garden shed. To the side, a substantial gravel driveway provides ample off-road parking.

ENTRANCE VESTIBULE

Front door opens into the vestibule, laid with floor tiles. Glazed door opens into the lounge, where access is provided to two bedrooms, shower room and through to the kitchen. Ceiling hatch provides access to the loft space.

LOUNGE

5.57 x 3.65 (18'3" x 11'11")

The bright and welcoming lounge enjoys a large window to the front elevation, providing a good degree of natural light. A focal point of this room is the double fronted wood burning stove set on Caithness tiled hearth and stone mantle, giving a pleasing finish. The open aspect to the adjoining kitchen creates an excellent flow for modern living. Carpet completes this room.



KITCHEN

3.41 x 3.29 (11'2" x 10'9")

The modern kitchen is laid with floor tiles and fitted with a range of wall mounted and floor based units with worktop, composite sink with drainer, ceramic hob with extractor hood over, integral eye level microwave and electric oven under, fridge and washing machine. There is attractive tiling above the work counter, part glazed door and window to the rear and space for dining furniture.

BEDROOM 1

4.19 x 3.63 (13'8" x 11'10")

Bedroom one is a double room, located to the front elevation. There is a built in cupboard providing good storage. Carpet completes this room.

BEDROOM 2

4.21 x 2.90 (13'9" x 9'6")

The second bedroom is a double room, located to the rear elevation. Carpet completes this room.

SHOWER ROOM

2.11 x 1.86 (6'11" x 6'1")

The shower room is furnished with a WC, wash hand basin with storage below and quadrant shower cubicle

housing electric shower. Attractive wet wall, floor tiles and window to the rear finish this room.

HEATING

Electric heating.

GLAZING

Double glazed.

PARKING

Off-street driveway parking.

COUNCIL TAX BAND - C

EPC BAND - D

SERVICES

Mains water, drainage, electricity, telephone and TV points.

EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, curtains, integrated appliances and white goods. Garden shed.

VIEWING ARRANGEMENTS

Through Innes & Mackay Property Department (01463 251 200).





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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