

**119 Burnside
Nairn IV12 5UA**

Offers Over £250,000





Overview

- Spacious semi detached home in prime location
- Close to Nairn Beach and local amenities
- Lounge, kitchen/diner, 3 bedrooms, bathroom, en-suite, WC
- Enclosed sunny garden and drive with parking for 2 cars
- Ideal for first time buyers or young families
- EPC band B



Description

This attractive three bedroom semi-detached home offers bright, well-proportioned accommodation, ideal for modern family living, first-time buyers, or those looking to downsize without compromise. The welcoming entrance hall leads to a light-filled and spacious lounge, perfect for relaxing or entertaining. To the rear, the heart of the home is the stylish kitchen/diner, thoughtfully designed with French doors opening directly onto the private rear garden, seamlessly blending indoor and outdoor living. The kitchen is well-equipped with a range of integrated appliances including a gas hob, electric oven, extractor hood, fridge/freezer, washing machine, and dishwasher, providing both practicality and a sleek finish. A convenient WC completes the downstairs accommodation. Upstairs, the property offers two generous double bedrooms, both benefiting from fitted storage, with the principal bedroom further enhanced by a modern en-suite shower room. A well-proportioned single bedroom, also with fitted storage, provides flexible space for a home office, nursery, or guest room. The upper floor is completed by a contemporary family bathroom. Externally, the home continues to impress with a private rear garden, featuring a decked seating area and garden shed, perfect for summer evenings and low-maintenance enjoyment. To the front, a driveway provides off-street parking for two vehicles. Additional benefits include double glazing throughout and an efficient hybrid heating system combining gas and air-source technology, ensuring comfort and energy efficiency year-round. Situated within a popular residential area of Nairn, the property enjoys easy access to local amenities, schools, transport links, and the beautiful coastline, making this a fantastic opportunity to secure a quality home in a desirable location. Early viewing is highly recommended to appreciate all this lovely home has to offer.



Room Dimensions

Lounge	(17' 5" x 13' 0") or (5.31m x 3.95m)
Kitchen/ Dining	(16' 8" x 9' 2") or (5.07m x 2.79m)
Wc	(3' 5" x 6' 8") or (1.04m x 2.04m)
Principal Bedroom	(9' 3" x 10' 5") or (2.83m x 3.18m)
Principal Bedroom En Suite	(4' 11" x 7' 5") or (1.50m x 2.26m)
Bedroom 2	(9' 3" x 10' 6") or (2.82m x 3.19m)
Bedroom 3	(9' 0" x 8' 2") or (2.75m x 2.50m)
Bathroom	(6' 11" x 6' 8") or (2.12m x 2.02m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, fridge/freezer, washing machine and dishwasher.

Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

Council Tax

Band D

Tenure

Freehold

Floor area

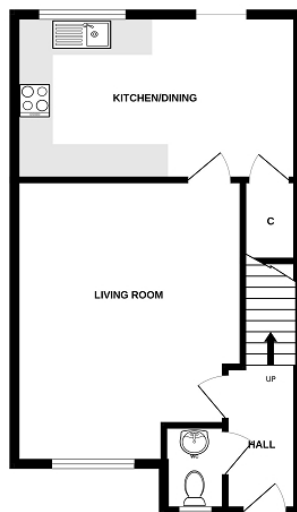
89m²

Entry

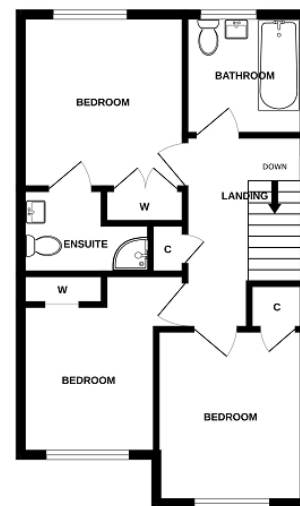
By mutual agreement.

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

GROUND FLOOR



1ST FLOOR



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