

11 HOWFORD LANE, NAIRN IV12 5QS

Offers Over £200,000



Charming two-bedroom ground floor apartment with garage, combines spacious accommodation with low-maintenance living in a fabulous setting, designed with the over 45s in mind.

R&R Urquhart LLP



Located within a charming block of just four apartments, this beautiful self-contained ground floor home offers easy living, attractive surroundings and wonderfully maintained accommodation throughout.

Accessed via an archway from Howford Lane, the property enjoys a delightful setting with a pretty communal garden area leading to the front door, while a detached single garage is also included.

Inside, the welcoming L-shaped hallway is finished with stylish wood-effect herringbone flooring and benefits from two full-height storage cupboards, one housing the hot water tank.

French doors open into the bright and spacious lounge, a lovely dual-aspect room filled with natural light and finished with quality carpeting. Patio doors provide direct access to a charming patio and garden area, creating an ideal space for relaxing or entertaining. An archway leads through to the dining room, with a further opening connecting to the kitchen, giving the living space an excellent flow.

The generously sized kitchen is fitted with attractive light wood-effect units complemented by white speckled worktops and matching splashbacks. Features include a one-and-a-half bowl black composite sink with drainer positioned beneath the window, a four-ring gas hob with extractor hood, oven and microwave tower, washing machine, fridge freezer, space for a dishwasher, and ample room for informal dining. Pebble stone-effect flooring adds a stylish finishing touch.

The apartment offers two generous double bedrooms. The spacious principal bedroom benefits from excellent built-in storage and a convenient en suite shower room comprising a white WC, wash hand basin with storage below, a shower cubicle fitted with a Trevi mains-fed shower, tiling to dado height, a window and vinyl flooring. Bedroom two is another generous double room featuring triple-door fitted storage.

The family bathroom is fitted with a white suite comprising WC, wash hand basin and bath with tiled surrounds and a Trevi mains fed shower along with a glass shower screen.



Further features include timber double glazing, gas central heating, quality oak doors and finishings throughout, and excellent accessibility thanks to the ground floor position.

Beautifully presented, easily maintained and offering comfortable, practical living in a sought-after setting, this is a fabulous apartment that will appeal to a wide range of buyers.

About Firhall Village

The majority of the grounds at Firhall Village are communal, and are maintained by Firhall Village Trust.

Firhall Village was created exclusively for the over 45s and is situated in a quiet location on the Southern outskirts of Nairn. The development has been designed with a variety of houses and apartments styles.

The grounds are landscaped, and boast attractive mature trees and shrubs, together with new planting and lawns throughout. The grounds are a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. Owners also have the right to fish for trout on the River Nairn.

A beautiful pond creates a feature in the centre of the development and offers a pleasant place to sit and enjoy the outdoors.

All residents in the Firhall development have the use of the public rooms on the ground floor of Firhall House for clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. This can also be rented for a private function for a nominal fee.

Each property on the development pays an annual charge (currently £978 per annum) for ground maintenance.





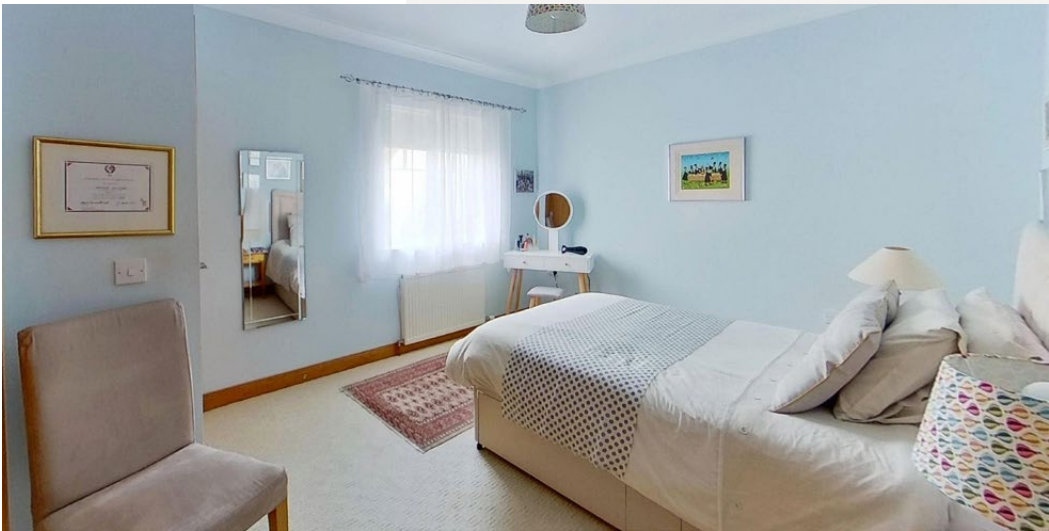
Approx. Dimensions

Lounge/dining room	7.70m x 3.05m (dining room) and 3.63m (lounge)
Kitchen	5.11m x 2.56m
Bathroom	2.30m x 2.51m (at widest)
Principal bedroom	3.92m x 3.31m
En suite	2.36m x 1.88m into shower cubicle
Bedroom 2	3.56m x 3.30m

Extras Included

Blinds, fitted floor coverings, gas hob, oven, microwave, fridge freezer,

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