

72 BEECH AVENUE, NAIRN IV12 4SY

Offers over £315,000



Set at the end of a peaceful cul-de-sac in Nairn's Achareidh area, this attractive extended four-bedroom detached bungalow offers generous living space and exceptional privacy. With a secluded south-facing garden, stylish interiors and a bright conservatory, it provides an ideal family home in a highly desirable location.

R&R Urquhart LLP



This extended four-bedroom detached bungalow with an integral garage sits peacefully at the end of a highly desirable cul-de-sac in the Achareidh area of Nairn. Its secluded, south-facing garden offers multiple inviting

spots to relax at different times of day or evening, creating a wonderfully tranquil outdoor haven. Ample parking at the front leads directly to the garage, and the welcoming front

door, framed by double side screens, opens into a generous hallway with excellent storage and access to the loft.

The lounge to the front is an exceptionally pleasant space, decorated in soft neutral tones and centred around a charming wood-burning stove set within a chimney breast, complete with feature lighting and a slate hearth. To the rear, the stylish dining kitchen is fitted with glossy white units, black sparkle granite worktops, plinth décor lighting, and high-gloss Italian ceramic floor tiles. A feature recess with glass shelving adds character, while a breakfast bar for two provides a relaxed dining point. Quality appliances include a Bosch dishwasher, washing machine, fridge, and an impressive Rangemaster cooker with two ovens, a grill and five gas burners. There is also an extractor hood and an American-style fridge freezer. A large rear window and door flow naturally into the bright conservatory.

The conservatory, glazed on three sides with patio doors opening to the garden, is a wonderful extension of the living space. High-gloss Italian ceramic tiles continue from the kitchen, complemented by underfloor heating, creating a warm and inviting space year-round.



Bedroom 1, a double room to the front, benefits from built-in storage and a private en-suite WC with wash hand basin. Bedroom 2 is a pretty, bright room to the rear featuring two double built-in wardrobes. Bedroom 3 is a generous single to the front, and Bedroom 4 is currently used as a craft room, offering excellent flexibility for various needs.

The attractive bathroom includes a white WC, wash hand basin, jacuzzi bath, and a spacious 1100 mm shower cubicle with wet-wall lining and a mains-fed shower. Tiling to three-quarter height completes the fresh and modern finish.

Outside, the sheltered and secluded south-facing garden is screened with hedging and fencing, offering excellent privacy and plenty of potential for landscaping or outdoor living. A patio area provides the perfect spot for dining or unwinding, and a rear pedestrian door offers convenient access to the garage. Two sheds, a wood store, and a greenhouse are also included.





Approx. Dimensions

Lounge	4.78m x 4.09m
Dining kitchen	5.32m x 3.24m
Conservatory	5.12m x 2.79m
Bedroom 1	4.36m x 2.91m
En suite	1.91m x 0.90m
Bedroom 2	4.15m x 2.70m
Bedroom 3	3.27m x 2.16m
Bedroom 4	2.90m x 2.47m
Bathroom	2.73m x 1.81m

Extras Included

Blinds, fitted floor coverings, American style fridge freezer, additional freezer in garage, dishwasher, washing machine, fridge, Rangemaster cooker.

Heating	Gas fired central heating. Wood burning stove
Double Glazing	Timber double glazing
Council Tax	Band E
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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