

Harper Macleod LLP
Estate Agents & Solicitors

Cnoc Na Ros, Mill Road, Nairn IV12 5EW

Offers over £345,000

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Cnoc Na Ros, Mill Road

Nairn, IV12 5EW

NEW REDUCED PRICE
Substantial 4 bedroom detached two storey family home with detached garage and ample off street parking situated in the seaside town of Nairn within walking distance of all amenities and beautiful riverside walks. The home will benefit from a degree of upgrading.

Entrance vestibule
8'10" x 4'7" (2.71m x 1.40m)

Cloakroom
5'2" x 2'9" (1.59m x 0.86m)

Inner hallway
2.71m x 1.41m

Open plan dining area/kitchen
10'7" x 7'6" (kitchen) 12'11" x 8'10" (dining room (3.25m x 2.29m (kitchen) 3.96m x 2.71m (dining room)

Hallway
2.15m x 4.45m x 3.57m x 1.34m

Lounge
16'0" x 12'9" (4.9m x 3.90m)

Conservatory
19'4" x 13'11" (at widest point) (5.90m x 4.26m (at widest point))

























Bedroom 1
10'6" x 9'9" (3.21m x 2.98m)

Bathroom
8'8" x 7'3" (2.66m x 2.21m)

Family bathroom
10'4" x 12'3" (3.17m x 3.75m)

Bedroom 2
10'11" x 10'4" (3.35m x 3.17m)

Rear vestibule
4'4" x 4'4" (1.34m x 1.34m)

First floor hallway
19'5" x 8'11" 29'6" (at widest point)
(5.93m x 2.73m 9 (at widest point))

Principal bedroom
14'7" x 19'2" (at widest point) (4.47m x 5.85m (at widest point))

Shower room
8'5" x 5'0" (2.57m x 1.54m)

Bedroom 4
16'5" x 10'7" (5.02m x 3.23m)

Outbuildings

Outside

Extras

Heating and glazing

Services

EPC Rating D

Council T Band F

Shared access area

The accommodation on the ground floor comprises an entrance vestibule, rear vestibule, hallway, open plan dining room/kitchen, lounge, conservatory, two bedrooms and two bathrooms. On the first floor there are two further bedrooms and a shower room.

The home has ample storage space throughout.

The garden grounds have been thoughtfully laid out for low maintenance with paving, gravel and shrub beds and fruit trees. There is ample parking on the block paving driveway for several cars.

The seaside town of Nairn has beautiful beaches, a picturesque harbour, riverside walks, two championship golf courses, sports centre, community centre, library, museum, Little Theatre and swimming pool. It has a good range of shops, restaurants and local services.

Primary school pupils attend Rosebank Primary School and secondary pupils attend Nairn Academy.

The City of Inverness is approximately 16 miles from Nairn and has an extensive range of retail, leisure and business facilities.

Inverness Airport offers national and European flights.

Viewing highly recommended.

Accommodation:

Entrance vestibule 2.71m x 1.40m

Door to cloakroom and inner hallway. Worcester central heating boiler. Carpet tiles.

Cloakroom 1.59m x 0.86m

White WC and wash hand basin. Wall cabinet with mirror doors. Towel rail. Extractor. Carpet tiles.

Inner hallway 2.71m x 1.41m

Two cupboards with shelves. Coat hooks. Carpet. Opening to dining area.

Open plan dining area/kitchen 3.25m x 2.29m (Kitchen) – 3.96 x 2.71m (Dining area)

Double aspect to front and side. Wall and base units with worktop and tiled splash back. 1 ½ bowl stainless steel sink with right hand drainer. Integrated gas hob, extractor, double electric oven and Bosch dishwasher. Free standing Samsung fridge/freezer. Island unit with storage below. Carpet.

Hallway 2.15m x 4.45m x 3.57m x 1.34m

Doors to lounge, inner hallway, two bedrooms, two bathrooms and rear vestibule. Tongue and groove panelling to half height. Smoke alarm. Tel. point. Carpet.

Lounge 4.9m x 3.90m

Window to rear. Fireplace with gas fire and tiled hearth. T.V. point. Carpet.

Conservatory 5.90m x 4.26m (At widest)

Windows overlooking the front, side and rear garden with door to front. Feature tongue and groove ceiling. Carpet.

Bedroom 1 3.21m x 2.98m

Window to rear. Understairs storage cupboard. Carpet.

Bathroom 2.66m x 2.21m

Window to front. White pedestal wash hand basin. Bath with tiled surround. Storage cupboard with shelves. Fan wall heater. Wall shelves. Clothes pulley. Vinyl flooring.

Family bathroom 3.17m x 3.75m

Window to front. White WC, bidet, pedestal wash hand basin and corner bath with mixer tap. Shower cubicle with Mira Sprint electric shower and tiling. Tiled walls to half height. Traditional heated towel radiator. Extractor. Fitted double storage cupboard with mirror. Carpet.

Bedroom 2 3.35m x 3.17m

Window to rear. Double wardrobe with sliding doors. Carpet.

Rear vestibule 1.34m x 1.34m

Cupboard housing electrics. Door to rear garden. Carpet.











First floor hallway 5.93m x 2.73m (At widest)

Built-in storage cupboard with louvre doors and drawers. Built-in cupboard with shelf, coat hooks and hanging rails. Storage cupboard with shelves and cupboard with access to eaves. Built-in double wardrobe with cupboards above. Cupboard housing the water tank. Hatch to roof space. Smoke alarm. Carpet.

Principal bedroom 4.47m x 5.85m (at widest)

Windows to front, side and rear and skylight to front. Feature pine clad ceiling. Decorative material to one wall. Two double fitted wardrobes and built-in shelves. Carpet.

Shower room 2.57m x 1.54m

Skylight window to front. White WC and wash hand basin set in vanity unit. Wall cabinet with mirror. Shaver socket. Cupboard with access to the eaves. Shower cubicle with Mira Sprint electric shower and wet wall. Carpet.

Bedroom 4 5.02m x 3.23m

Skylight to front and window to side. Shelves. Carpet.

Outbuildings

Detached garage

Greenhouse

Three Sheds

Outside

There is block paving to the front of the property leading up to the garage providing off street parking for several cars.

The mature low maintenance garden ground has been laid out with gravel, paved paths, flower beds, shrubs and fruit trees.

Shared access

There is a shared access area to the front of the property.

Extras

All fitted carpets, floor coverings, curtains, blinds and fridge/freezer are included in the sale price.

Heating and glazing

Gas central heating

Mixed double and single glazing

Services

Mains electricity, gas, water and drainage.

EPC Rating D

Council Tax Band F









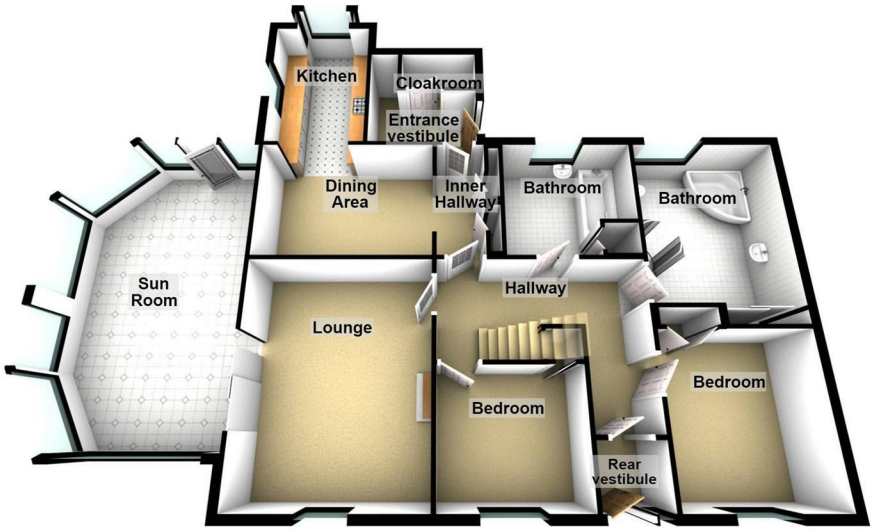




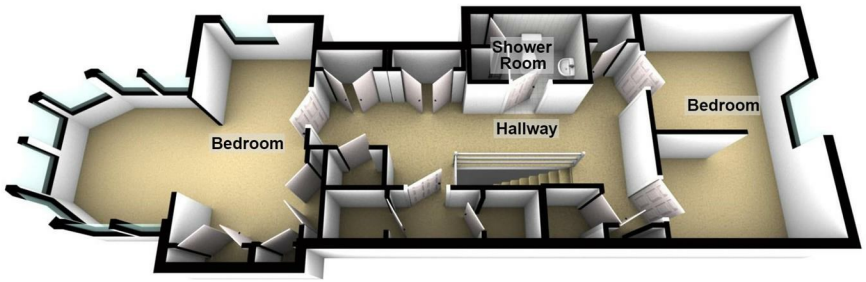




Ground Floor

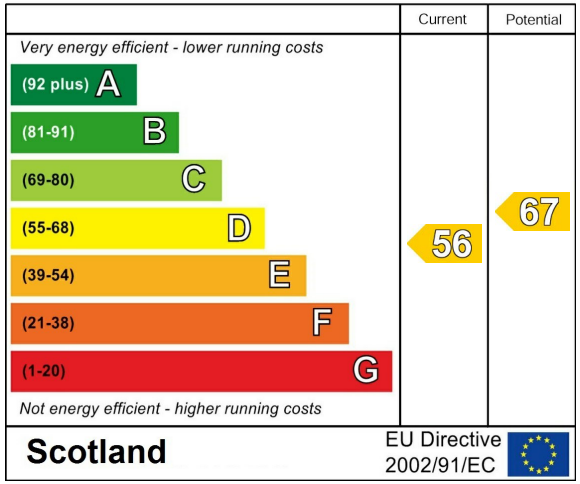


First Floor

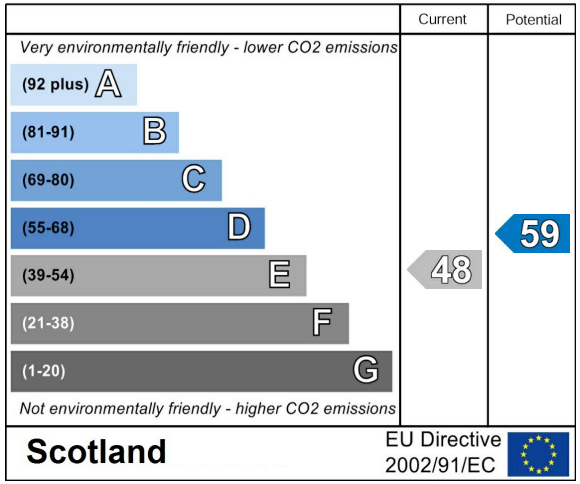


Energy Efficiency Graph

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



Viewing

Please contact our Inverness Office on 01463 795 006
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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