

14 SUTORS VIEW, NAIRN IV12 5BT

Offers Over £310,000



Three bedroom detached bungalow with garage and conservatory situated on an elevated site and benefitting from delightful sea views.

*R&R Urquhart* LLP



Situated on the Eastern side of Nairn, commanding a generous corner site with sea views to the rear. 14 Sutors View is within easy walking of the town centre and beaches, along with being handy for access to The Nairn Dunbar Golf Course.

The accommodation is spacious offering a great family home, However, would suit a variety of buyers including someone wishing to downsize to an easily maintained bungalow.

The property also benefits from solar panels to the Southern aspect.

From Sutors View a loc bloc drive leads to both the garage with 'up and over' door and the front door. The garage houses the gas central heating boiler, solar panel controls, electric meter and a garden tap.

#### **Entrance Vestibule & Hall**

Leading from the timber front door with double side screen into a spacious hallway which benefits from a large double door storage cupboard which also gives access to loft. A further cupboard houses a hot water cylinder.



**Lounge 5.00m x 4.55m**

Bright, attractive room to the front of the property with a focal point created by means of a gas fire with timber surround and marble hearth set in the chimney breast. Laid with neutral coloured carpet.

**Dining Room 4.22m x 3.73m**

Accessed off the hall and giving access to the kitchen, an airy

**Kitchen 3.76m x 2.92m**

Taking in pleasant Moray Firth views from the rear window, and fitted with oak wall and base units, a laminate worktop and durable

wet-wall splashback. A cream 1½ bowl composite sink sits below the window, and a 4 ring electric ceramic hob and electric oven are included.

**Utility Room 2.67m x 1.63m**

Convenient extra kitchen storage and fitted with a stainless steel sink with storage

below. Ample space for white goods, and with a door leading to the conservatory.

**Conservatory 3.66m x 2.83m**

Glazed to three aspects and with a door leading to the garden.

**Dining Room 3.71m x 4.22m**

Accessed off the hall and with a door conveniently leading into the kitchen. Laid with carpet and with patio doors leading to the side garden.

**Master Bedroom 3.68m x 3.38m**

Spacious double room with window overlooking rear garden, and benefitting from double mirrored wardrobes offering hanging and shelved storage. Door to en suite.

**En suite 3.47m x 1.48m**

Comprising a pale pink WC, wash hand basin, bidet and a shower cubicle tiled within, and housing a mains fed shower.

**Bedroom 2 3.69m (including wardrobes) x 2.84m**

Double bedroom situated to the front of the property benefitting from double mirrored built-in wardrobes.

**Bedroom 3 3.80m x 3.01m**

A further double bedroom, again to the front of the property, and benefitting from double mirrored built-in wardrobes.

**Bathroom 1.92m x 2.72m**

Attractive bathroom comprising an off-white WC, wash hand basin and bath with shower over.

**Back Garden**

Pleasant secluded garden enclosed by timber fencing and hedging, and including a paved patio area off the conservatory and a greenhouse.

**Extras Included**

Curtains, blinds, fitted floor coverings.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band E
EPC Rating	Band B
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.