

18 SPIRES CRESCENT, NAIRN IV12 5PZ

Offers Over £265,000



Stunning three bedroom detached bungalow upgraded to a high standard, and now providing a delightful contemporary home.

R&R Urquhart LLP



This glamorous property has been brought to the market offering a great home for a range of buyers, from first-time buyers, professional couples, investment buyers and in particular someone wishing to downsize and have

a property all on the one level with low maintenance. The accommodation is deceptively spacious.

The property has been refurbished by the present owner to include a stunning kitchen, attractive bathroom, and tastefully redecorated throughout. Who wouldn't be proud to show this home off !



Approx. Dimensions

Lounge/Dining Room	6.88m x 3.56m
Kitchen	5.06m x 3.10m (at widest)
Hall	3.03m x 1.06m
Bedroom 1	3.03m x 4.16m
Bedroom 2	2.66m x 3.48m
Bedroom 3	2.98m x 2.42m
Bathroom	2.10m x 1.69m

Extras Included

Curtains, blinds, dishwasher, hob, double oven and fridge, freezer

Heating	Gas fired central heating
Double Glazing	uPVC double glazed
Council Tax	Band D
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





From Spires Crescent a tarmac driveway offers off-street parking, and a gate leads to the rear garden. The front garden is laid with grass with a gravelled area.

The rear garden is fully enclosed providing a child and pet friendly area. It is mainly laid to lawn with a large paved patio area. A large Summer house (4.74m x 2.74m) is included, along with a log store, and for any dog owners, an enclosed dog pen.

The front door gives access directly into a stunning kitchen which has been beautifully refurbished and fitted with Shaker style off-white wall and base units and a white complementing worktop. Included in the sale are a double oven tower, ceramic hob, extractor hood, dishwasher, and a

stainless steel sink with drainer. A breakfast bar allows for some casual dining, and a triple pane window allows lots of natural daylight to flood in.

A large walk-in cupboard provides excellent storage and also houses the washing machine.

From the kitchen a door leads to the elegant lounge and dining room which features a new woodburning stove set on a marble hearth. The room provides ample space for lounge furniture and a family sized dining table and chairs.

A door then leads to the inner hall where the ceiling has a hatch to the loft and a full height cupboard providing some storage and housing the hot water cylinder. All bedrooms and the bathroom are accessed off the hallway.

Bedroom 1 is a tranquil, neutrally decorated room providing excellent storage via the built-in mirrored wardrobes. French doors lead to the rear garden.

Bedroom 2 is another good sized double room facing the rear of the property and bedroom 3, is a generous single room to the side aspect. All the bedrooms are laid with carpet.

To complete the accommodation is a stylish refurbished family bathroom comprising a white WC, wash hand basin and a bath with a mains fed rain shower over. Attractive tiling has been added around the bath.



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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