

20 TABLE ROAD, NAIRN IV12 5PF

Offers Over £325,000



A beautiful four bedroom detached family home brought to the market in immaculate order and very tastefully decorated.

R&R Urquhart LLP



20 Table Road is brought to the market offering very generous accommodation with great room sizes in a modern and easily maintained property.

The property is immaculate in presentation and condition, and is set over two floors.

Table Road is a quiet, no-through cul-de-sac where the communal grounds are maintained by a third party to assist in the neat and orderly presentation of the development.

The property is within a pleasant stroll of the town centre and close-by to Nairn Dunbar Golf Course for the golfing

enthusiast. There is also access near-by for walks to the beach and Culbin Forest.

Hall 5.24m x 1.86m

Accessed via a pretty front door into a bright and welcoming hall. A full height cupboard houses the hot water cylinder.



Lounge 5.00m x 3.83m

A beautifully presented and spacious room situated at the front of the property. A focal point is created by way of an unimposing wood burning stove, and the lounge is open to the dining room and kitchen.

Kitchen/Dining room 7.77m x 3.07m

A fantastic open-plan space incorporating the kitchen and a dining room. The kitchen with a window to rear aspect is fitted with contemporary Shaker style grey units with complementing oak worktops. Appliances include a range cooker, extractor fan, and dishwasher. A ceramic Belfast sink also creates an interesting feature, and additional

storage with workspace is made available by means of a central island. An oak breakfast bar then defines the kitchen from the dining room which can accommodate a family sized table and chairs, and benefits from French doors to the back garden.

Extras Included

Carpets, blinds, curtains, fitted floor coverings, light fittings, washing machine, tumble drier, dishwasher, range cooker.

Heating	Gas fired central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band E
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EPC Rating	Band C
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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Utility Room 2.30m x 1.57m

With wall and base units for additional storage and a stainless sink and drainer. The washing machine and tumble dryer are included in the sale, and a door leads to back garden with a further door to the Jack and Jill shower room. A wall mounted cupboard houses the central heating boiler.

Master Bedroom/Family Room (downstairs) 4.27m x 3.42m

A bright and generous room to the front of the property with lots of space for freestanding furniture. Presently used as a second sitting room. Door to –

Jack and Jill Shower Room 1.73m x 2.52m (into shower cubicle)

Accessed from the master bedroom and from the utility room for convenience. Beautifully fitted out in contrasting deep blue and white, and comprising a white integral WC, wash-hand basin with storage below, and a shower cubicle housing a mains fed shower.

Landing 3.40m x 1.52m

A carpeted staircase leads to the first floor landing which offers excellent storage by means of one double and two single full height storage cupboards. A hatch in the ceiling accesses the loft.

Bedroom 2 3.87m x 3.20m (4.26m incl wardrobes and window recess)

A bright and pleasant room to the front aspect, laid with carpet. A recessed dormer window adds a feature to the room, and storage is available via the double mirrored wardrobes.

Bedroom 3 4.83m x 4.09m

Another very generous bedroom to the front, laid with carpet and again with a feature Dormer window.

Bedroom 4 3.35m x 3.21m

To the rear of the property, with two Velux windows allowing plentiful natural daylight to enter, and easily having capacity for a double bed and furniture.

Bathroom 2.29m x 1.75m

An attractive and tranquil room comprising a contemporary white WC, wash-hand basin with lots of storage below, and bath with a shower over. Finished with a mix of tiles and wet-wall panels. A Velux window faces to the rear aspect and gains lots of natural daylight.

Garden

The front garden has a lawned area, and a large tarmac driveway providing ample off-street parking and leading to the single garage which has power and light. The large rear garden is also mainly laid to lawn with some planted borders, and a timber decked area. The garden is fully enclosed and very secluded, providing an ideal child and pet friendly environment. A shed is also included.





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.