

30 SPIRES CRESCENT, NAIRN IV12 5PZ

Offers Over £250,000



A delightful 4 bedroom semi-detached property offering generous accommodation over two floors, and located in a desirable residential area of Nairn.

R&R Urquhart LLP



30 Spires Crescent is a deceptively spacious property benefitting from generous accommodation over two floors, with the option of a flexible layout which should appeal to families.

A generous tarmac driveway providing parking for several vehicles leads to a single garage, a side door into the property and also to a gate accessing the secluded back garden which is enclosed by a wooden fence. The garden is

mainly laid to lawn with a patio area, ideal for entertaining or just enjoying the privacy of the garden, lies off bedroom 4/family room,



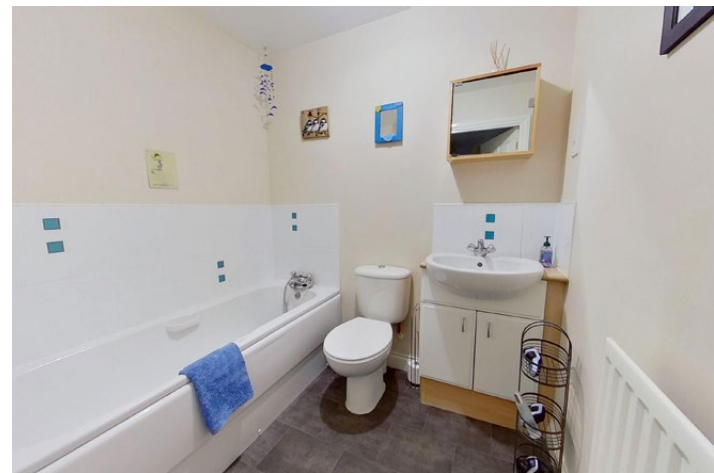
Approx. Dimensions

Lounge	4.08m x 3.49m
Kitchen	5.20m x 2.15m
Bathroom	2.08m x 1.71m
Bedroom 1	5.08m x 3.92m (5.34m at widest)
Bedroom 2	4.26m x 2.56m
Bedroom 3	3.80m x 2.55m
Bedroom 4	3.82m x 3.08m
Shower Room	2.38m x 1.35m

Extras Included

Fitted floorcoverings and blinds

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





A uPVC door to the side of the property leads into a neutrally decorated hallway which has a useful large storage cupboard under the stairs. Off the hallway lies a pleasant front facing and generously proportioned lounge. A focal point is created by an electric fire with an attractive timber surround and the floor is laid with wood effect laminate flooring.

Also off the hallway is the attractive kitchen which is fitted with modern light coloured wood effect wall and

base units, a complementing black laminate work top, and a tiled splashback. The kitchen comprises a 1 ½ bowl stainless steel sink and drainer, an electric oven, a four ring gas hob with a concealed extractor fan above. There is ample room for white goods, and a pleasant informal eating space is available at the window area in an attractive bay window.

Conveniently, there is a family bathroom on the ground floor which comprises a white WC, wash hand basin with built-

in vanity unit and storage below and a bath with shower attachment.

To the rear of the property and overlooking the back garden lie bedrooms 3 and 4, both generous rooms which have flexibility in use. French doors have been fitted in bedroom 3, presently used as a sitting room, allowing access to the rear garden.



A carpeted staircase leads to a small landing on the first floor which accesses two further bedrooms and a shower room. There is a hatch in the ceiling allowing access to the insulated loft. The master bedroom which faces to the front of the property is particularly generous in size. A cupboard houses the pressurised hot water cylinder along with providing some storage and one wall is lined in attractive walnut wood effect wardrobes, providing excellent storage.

A rear facing further double bedroom is bright and airy, gaining lots of natural daylight via a large Velux window. This room also benefits from good storage in the form of a walk-in wardrobe.



To complete the accommodation, a shower room conveniently sits between the two bedrooms and comprises a white wash hand basin with storage below, and a mirrored cabinet above, a WC and a shower cubicle housing a Hydramax chrome, mains fed shower, and lined with attractive wet wall panels.



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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