

34 SUTORS AVENUE, NAIRN IV12 5AY

Offers over £160,000



Immaculate three bedroom semi-detached property providing a great home for a first-time buyer or investor.

R&R Urquhart LLP



34 Sutors Avenue is brought to the market in truly walk-in condition having been recently redecorated and recarpeted. The property is flooded with light and benefits from a generous South facing garden. The rooms are all of good proportions with a dual aspect lounge/dining room, kitchen, cloakroom with WC and wash hand basin on the ground floor, and three bedrooms and a wet room on the first floor.

A wrought iron gate leads onto a paved path which leads to the front door. There is also a door adjacent to the front

door which conveniently leads into a small vestibule area (1.58m x 1.04m) where coats and shoes can be stored.

The front door enters into the hallway which accesses a light-filled, dual aspect lounge/dining room which benefits from triple paned windows to the front and rear, and a focal point being created by means of a timber fire surround with an electric fire.

Also off the hall lies the kitchen which is sleek and contemporary, fitted with white gloss wall and base units with a complementing wood effect laminate worktop.

Appliances include a washing machine, fridge freezer, ceramic hob, electric oven, extractor hood and a 1½ bowl stainless steel sink. Some storage is available in a cupboard under the stairs, and a door leads to the rear garden.

Also conveniently on the ground floor is a cloakroom comprising a white WC and wash hand basin.

A carpeted staircase leads to the first-floor landing where there is a large cupboard which also gives access to the loft and houses the Worcester central heating boiler.



Bedroom one sits to the front, and is a bright, generous double room. Bedroom two also sits to the front of the property and benefits from a built-in wardrobe, with bedroom 3, a good size single room sitting to the rear of the property, and also benefitting from double built-in wardrobes.

The family bathroom has been adapted to accommodate a less abled person, and now comprises a white WC, wash hand basin, and an easy access shower area housing a Mira mains fed shower. The floor is laid with anti-slip vinyl and the walls lined with wet-wall panels.

The front garden is enclosed by a low block and harled wall and is laid with grass bordered by shrubs. The rear garden provides a great space with so much potential. Enclosed by timber fencing, South facing and laid to lawn with two sheds included

Sutors Avenue is situated to the East side of Nairn and convenient for Sainsbury supermarket and Home bargains store which are within easy walking distance.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.





Approx. Dimensions

Lounge/Dining Room	6.18m x 3.49m
Kitchen	3.45m x 3.49m
Bedroom 1	3.52m x 3.80m
Bedroom 2	4.28m x 2.49m
Bedroom 3	2.30m x 2.80m (excluding wardrobe)
Wet room	2.46m x 1.78m

Extras Included

Carpets and fitted floor coverings, blinds, washing machine, fridge freezer, ceramic hob, electric oven, 2 sheds.

Heating	Gas fired central heating
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Double Glazing	Timber double glazing
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Council Tax	Band B
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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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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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