

39 ORDVIEW ROAD, NAIRN IV12 5NL

Offers over £165,000



Two bedroom semi-detached bungalow with front and back garden, situated in a peaceful location on the edge of Nairn bordered by open countryside.

R&R Urquhart LLP



A great step onto the property ladder for a first-time buyer or equally someone wishing to downsize to a property on the one level, and which has had a certain amount of adaptations made.

The property provides well-proportioned rooms, fully enclosed garden and ample parking adjacent.

The property sits in an elevated position at the end of a no-though cul-de-sac bordering fields and countryside. From

the communal parking area a lift has been installed by the previous owner for ease of access to the property. There are also some steps as an alternative.

To the rear, the garden is enclosed by a timber fence and is laid to lawn. Again for ease of access, a substantial ramp has been added to gain entry to the back door. A huge shed/workshop provides amazing outdoor storage or for a hobby enthusiast, a place to work. There is also a smaller shed included.

The front door accesses the vestibule which houses a cupboard with the electric circuit box and meter, a further door then leads into a spacious hallway.

Lounge – 4.49m x 4.12m

Well-proportioned room to the front of the property taking in pleasant views. Laid with carpet. A focal point has been created by means of a contemporary gas fire.



Kitchen – 4.79m x 2.74m

To the rear of the property and fitted with oak effect wall and base units with a complementing wood effect laminate worktop and tiled splashback. A built-in pantry also provides excellent additional storage. Included in the sale is a gas hob, extractor hood, and electric oven with space then available for further white goods. A stainless sink sits below the kitchen window overlooking the back garden.

Bedroom 1 – 3.70m x 3.01m

Generous double room to the front of the property benefitting from double built-in mirrored wardrobes, with lots of further storage built around the bed space..

Bedroom 2 – 3.49m x 3.09m

Another good sized double room to the rear of the property overlooking the back garden, and also benefitting from built-in double mirrored wardrobes.

Wet Room – 2.36m x 1.72m

Adapted for accessibility, and comprising a white WC, wash hand basin and an easy access 1700 shower enclosure housing a Mira electric shower. The walls are fully lined with wet-wall panelling, and the floor is laid with anti-slip vinyl flooring.

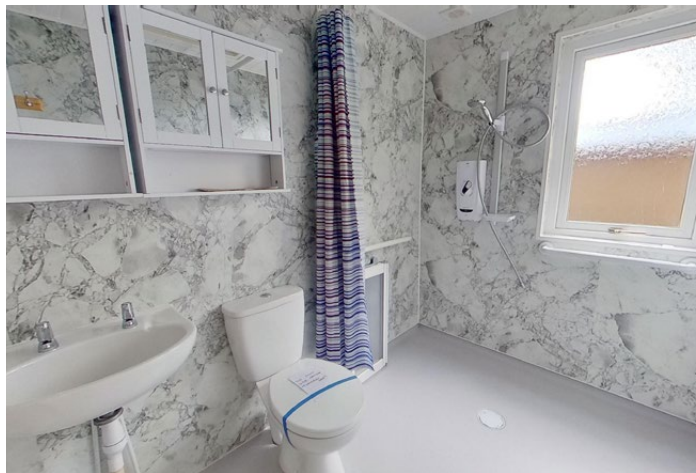
About Nairn

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.





Extras Included

Fitted floor coverings, blinds and curtains.

Heating	Gas fired central heating
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Double Glazing	uPVC 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.