

4 MONTGOMERIE DRIVE, NAIRN IV12 5RW

Offers over £315,000



Immaculate in presentation, this four bedroom detached property offering generous accommodation over two floors is brought to the market in walk-in condition.

R&R Urquhart LLP



4 Montgomerie Drive is a beautiful contemporary home brought to the market offering many extras included in the price. The living accommodation in particular is very generous, with an open-plan area comprising, kitchen, dining room and sun room to the rear, conducive to modern-day living, along with a spacious lounge to the front.

The property is decorated in neutral tones with splashes of colour introduced by soft furnishings adding to the contemporary appearance.

From Montgomerie Drive a paved path and disability ramp leads to the side door of the property. A tarmac driveway provides off-street parking for several vehicles. The front garden is laid to lawn with some shrubs and mature bushes.

The rear garden is beautifully presented and planted with vibrant colourful shrubs, with clearly defined areas for relaxing and al fresco dining.

A Nordan front door with canopy over enters into the entrance vestibule, which in turn has a door leading into the study.



Study/Bedroom 4 – (3.48m x 1.62m)

Flexible in use and with a window to the side aspect.

Hall

Accessing all downstairs rooms except the utility room. Two cupboards, one housing the hot water cylinder and providing coat hanging facilities. A further cupboard houses the electric meter and electric circuit unit.

Lounge – 4.50m x 3.94m

A striking light-filled room to the front of the property, decorated in a contemporary style.

Bedroom 3 (ground floor) – 3.37m x 2.78m

Also to the front of the property and of double capacity, again could be flexible in use.

Bathroom – 2.93m x 2.02m

Stylishly finished and comprising a white WC and wash hand basin combination unit with some storage and a large mirror above, a bath with a shower over and glass shower screen. Tiled in attractive tiling to dado rail height.

Kitchen/Dining Room – 6.80m x 3.36m

A beautiful sleek finished room with black gloss base units and concrete grey gloss wall units with recently upgraded worktops. The kitchen incorporates all Smeg appliances including an integrated fridge, freezer, dishwasher, electric single oven, microwave, 5 ring gas hob and extractor hood. A stainless steel 1½ bowl sink sits below the kitchen window overlooking the back garden. A door leads off the kitchen to the utility room.

Generous space is available for a family sized dining table and chairs.

Sun Room – 4.00m x 3.00m

A pleasant room in which to enjoy the garden from, and for the chillier days when outside isn't an option. Glazed to three sides, with French doors giving access to the rear garden.





Utility Room – 3.05m x 1.70

Door to the side of the property. Black gloss base units and white gloss wall units to complement the kitchen with an integrated washer/dryer, a stainless steel sink and providing space for a tumble dryer. The central heating boiler is located on the wall in the utility room.

From the hallway a carpeted staircase leads to the first floor landing which offers a good size storage cupboard and access to the loft via a hatch.

Bedroom 1 – 3.86m x 3.45m

A bright and spacious double room with window to the rear aspect and benefitting from a dressing area

providing double mirrored wardrobes. This then leads into a Jack and Jill shower room which can also be accessed from the landing.

Shower Room – 2.68m (into shower cubicle) x 1.52m

Comprising a white, WC, wash hand basin and shower cubicle housing a mains fed shower and lined with wet wall panels. Velux window allowing plentiful daylight in. Recess with display glass shelving.

Bedroom 2 – 3.86m x 3.42m

To the front of the property, a more than generous double room benefitting from a single built-in wardrobe.

Extras Included

Fitted floor coverings, blinds, curtains, washer/dryer, fridge freezer, dishwasher, gas hob, extractor hood, oven, microwave, light fittings, shed.

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



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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