

4 WOODSIDE CRESCENT, NAIRN IV12 4SX

Offers Over £195,000



This two bedroom semi-detached bungalow has been brought to the market offering a great step onto the property ladder for a first-time buyer, or would equally suit someone wishing to downsize.

R&R Urquhart LLP



This delightful 2-bedroom semi-detached bungalow is situated in a highly sought-after location, offering the perfect opportunity for both first-time buyers and those looking to downsize. With excellent transport links and

local amenities nearby, this home is ideal for those seeking convenience, comfort and low maintenance.

Upon entering, you are welcomed into a spacious and bright vestibule which in turn leads to a front porch. This

space could be multi-functional and presently houses white goods, so ideal as a utility room for overspill from the kitchen, or alternatively, would serve well as a coat and boot room.



Approx. Dimensions

Vestibule	1.82m x 1.22m
Porch	2.74m x 1.10m
Kitchen	2.91m x 2.74m
Lounge	5.10m x 3.48m
Conservatory	3.38m x 2.56m
Wet Room	1.67m x 1.78m
Bedroom 1	4.06m x 2.79m
Bedroom 2	3.02m x 2.73m

Extras Included

Fitted floor coverings, blinds, curtains, washing machine, fridge, freezer, and cooker.



Heating	Gas fired central heating via a Baxi back boiler.
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



The well-proportioned, carpeted lounge features a Baxi gas fire, and sliding doors access the adjacent conservatory which is glazed to three sides and overlooks the attractive rear garden, making it a wonderful spot to enjoy the outdoors in all seasons.

The kitchen sits to the rear of the property, is fitted with a good range of units, and offers space for a small dining table.

The property also boasts two generous double bedrooms to the front of the property, both with built-in storage.

A refurbished wet room is designed with ease of access in mind, and includes a WC, wash hand basin, and a Mira electric shower housed within a shower enclosure.

Outside, the large, fully enclosed back garden is a fantastic space for outdoor activities or gardening. To the front, the well-maintained garden provides an attractive first impression.

The property also comes with an abundance of parking, including a garage.

This well-presented home offers lots of potential and is move-in ready, providing a fantastic opportunity for those looking to settle in a desirable area.





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.