

46 BURNSIDE, NAIRN IV12 5UB

Offers Over £315,000



A wonderful 3 bedroom detached family home brought to the market in immaculate order throughout, and offering many extras beyond the standard Springfield Properties finish

R&R Urquhart LLP



The Lauder design home by Springfield Properties offers a home to be proud of. It benefits from many features which have been added to by the present owner at the time of build.

46 Burnside presents a bright, spacious, well-equipped, energy efficient home which will appeal to a wide range of buyers.

In keeping with neighbouring properties, the exterior finish is a fresh white smooth render which contrasts well with the grey doors and windows.

The front door enters into the hallway which gives access to the lounge and a further door leads to the integral garage which benefits from an electric door and cabling for an electric car charging point. The central heating boiler is also located in the garage.

The attractive lounge is a bright airy room gaining lots of natural daylight via the large window to the front. Off the lounge lies an open plan kitchen and dining room. Fitted with contemporary neutral coloured satin wall and base units which have been extended into the dining area creating excellent additional storage. The units are complemented by quality granite worktops, another extra which was non-standard, adding an extra luxury to the room. The lighting has also been upgraded in this area. Included in the sale is an integrated full-height fridge, freezer, oven, induction hob with an integrated extractor fan, a further combination oven and a dishwasher all of which are AEG manufactured. There is also Franke boiling tap and a wine cooler, adding a bit of self-indulgence! To enhance this desirable open-plan space, is a delightful sunroom with glazing to two sides and French doors to the garden allowing the daylight to flood in from this South facing aspect.





A door off the kitchen leads to a functional utility room with units and granite worktops to complement the kitchen and space for white goods. A side door leads to the garden and a further door accesses a spacious ground floor cloakroom with WC and wash hand basin.

A carpeted staircase leads from the hall to the first floor landing where there are three generous bedrooms and a family bathroom. The master bedroom benefits from double mirrored wardrobes and features a beautiful en suite shower room comprising an integrated WC and wash hand basin set in a vanity unit with a full-length mirror above and a shower enclosure housing a contemporary mains fed shower with a rainfall shower head and a regular riser shower head.

There are then two further double rooms which also have built-in wardrobes allowing ample space for additional furniture.

The attractive family bathroom comprises an integrated wash hand basin and WC, again with a full length mirror above. A bath benefits from a further rainfall and regular riser shower over, and the wall is lined with wet-wall panelling.

Outside, the rear garden is completely enclosed and offers excellent privacy owing to the full-height timber fence which has been double boarded. The garden has a neat and tidy lawn with an impressive display of shrub borders and two patio areas for those occasions when one can enjoy barbeques and relaxing outdoors.



Approx. Dimensions

Lounge	3.35m x 4.39m
Kitchen/Dining	5.58m x 3.26m
Utility	2.11m x 1.80m
Cloakroom	2.13m x 1.14m
Sunroom	3.82m x 2.77m
Bedroom 1	4.73m x 3.12m
En suite	3.00m x 1.70m
Bedroom 2	3.36m x 3.40m
Bedroom 3	3.07m x 2.16m
Bathroom	2.35m x 1.70m

Extras Included

Roller blinds, fitted floor coverings, fridge, freezer, dishwasher, hob, 2 x ovens, wine cooler.

Heating	Gas & air source 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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