

51 LAWRIE DRIVE, NAIRN IV12 5TY

Offers over £255,000



This immaculate 2-bedroom detached bungalow is brought to the market having had recent upgrades to enhance its appeal, and located in a highly desirable residential area.

R&R Urquhart LLP



Situated in an excellent location, this contemporary 2-bedroom bungalow is beautifully presented, in walk-in condition throughout. The property boasts a spacious open-plan lounge, dining, and kitchen area, ideal for modern living and entertaining.

Laid with realistic and durable wood effect flooring throughout, creating a seamless flow from room to room.

The kitchen is finished with beautiful off-white wood-effect units, complementing worktops, and an attractive patterned tiled splashback, creating a bright and

welcoming space. The dining table, which matches the countertops, is included along with a fridge, freezer, dishwasher, washing machine, ceramic 4 ring electric hob, microwave, two ovens, and a complementing composite sink. All adding to the overall convenience of this home.



Approx. Dimensions

Kitchen/Dining/Lounge	8.64m x 4.29m & 3.18m
Shower room	2.94m x 2.08m
Bedroom 1	4.29m x 2.82m
Bedroom 2	2.97m x 2.93m

Extras Included

Blinds, fitted floor coverings, dining table, dishwasher, washing machine, fridge, freezer, two ovens, microwave, ceramic hob. Summer house.

Heating

Gas fired central heating with Potterton combination boiler.

Double Glazing

uPVC double glazing

Council Tax

Band D

EPC Rating

Band C

Gas

Mains

Electricity

Mains

Water

Mains

Drainage

Mains



The recently refurbished shower room has been thoughtfully designed with a white integrated WC and wash hand basin, accompanied by a full-width mirror above. The 1700mm shower cubicle is fitted with a mains-fed shower, lined in stylish Metro white wall tiles, ensuring both function and style.

Featuring two beautiful double bedrooms, providing ample space and comfort for family or guests, and both fitted with

built-in wardrobes finished with light green opaque glass sliding doors.

The hallway also benefits from a double built-in storage cupboard and a further single one. Both providing excellent storage.

Outside, the rear garden is laid to lawn, with a generous gravelled area designated for bin storage and outdoor

storage. A decked area is perfect for BBQs and relaxing, with the additional benefit of a Summer house for shelter.

There is ample parking available on the loc-bloc driveway at the front.

This property is the perfect blend of modern living, stylish finishes, and functionality – a true gem in a popular location.





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.