

51 WYVIS DRIVE, NAIRN IV12 4TP

Offers over £260,000



Charming three-bedroom detached bungalow with a large fully-enclosed back garden, located in a desirable location in the Achareidh development of Nairn.

*R&R Urquhart* LLP



This move-in ready home in a highly desirable location, provides a well-maintained three-bedroom bungalow offering the perfect blend of comfort, style, and practicality. From the spacious interior to the generous enclosed back garden, every part of this home should appeal to the discerning buyer.

The vestibule and hallway lead into the heart of the home, which is the lounge and dining room area providing ample space for relaxation or entertaining guests, with a large floor to ceiling window to the front allowing lots of natural daylight to flood in.

One of the highlights of this home is the conservatory. With its abundance of natural light, glazed to three sides, it offers the perfect spot to relax and enjoy the views of the garden. This additional living space truly enhances the overall appeal of the home.



### Approx. Dimensions

Lounge/Dining Room	6.93m x 4.37m (lounge) and 2.60m (dining area)
Conservatory	2.88m x 2.56m
Kitchen	3.60m x 2.79m
Bedroom 1	3.43m x 3.13m (4.06m into recess)
Bedroom 2	3.43m x 2.66m
Bedroom 3	3.00m x 2.78m
Shower Room	2.66m x 2.00m (into shower area)

### Extras Included

Fitted floorcoverings, blinds, curtains, washing machine, 1 x shed, greenhouse, hob, oven, dishwasher.

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



The kitchen sits to the rear of the property, tastefully designed and fully equipped, it offers plenty of storage and work space, with space for a small informal dining table available. Appliances include a four ring gas hob, electric oven, dishwasher and washing machine.

A door off the kitchen leads to the large enclosed back garden which provides a private retreat for you and your family. Whether you're gardening, playing with the kids,

or just enjoying the fresh air, this garden has so much potential. The property also features ample off-street parking.

The modern and attractive shower room has been designed to incorporate a WC, wash hand basin and a spacious walk-in shower area housing a mains fed shower, and is lined with durable wet-wall panelling.

Three double capacity bedrooms complete the accommodation of this most desirable property, all offer great space and generous built-in storage.

Not only is this bungalow a lovely place to call home, it is also ideally situated next to open green space. Ideal for children and dog walking.





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.