

53 MANSE ROAD, NAIRN IV12 4RS

Offers Over £410,000



Fantastic upgraded four bedroom detached dwelling located in sought-after Manse Road in the West End of Nairn.

*R&R Urquhart* LLP



This beautifully refurbished four-bedroom home is a true gem in the heart of a sought-after neighbourhood. The property boasts a host of modern comforts and charming features, making it an ideal choice for families and professionals alike, and the feature bay windows throughout the ground floor of the property add a unique aesthetic, filling the rooms with natural daylight.

As you approach the house, which is screened by established shrubs and trees offering good privacy, you are greeted by a vestibule with the original double storm doors offering protection, and leading to the main hallway.

The heart of this home is undoubtedly the amazing open-plan kitchen, dining, and lounge area. Perfect for

entertaining or family living, this expansive space is enhanced by a double-sided fireplace with a gas fire on each side. The fires are set in an attractive tiled wall, acting as a stunning central feature between the lounge and kitchen, and creating a sense of warmth and elegance.



### Approx. Dimensions

Lounge	5.45m x 4.90m
Dining Kitchen	6.18m x 5.27m
Rear Porch/Utility	4.46m x 1.60m
Bedroom 1	4.73m x 4.78m
En suite	2.59m x 2.00m
Bedroom 2	4.83m x 3.92m
Bathroom	2.75m x 2.16m
Bedroom 3	3.86m x 2.54m
Bedroom 4	3.86m x 3.00m
Shower Room	1.96m x 1.60m

### Extras Included

Blinds, curtains, fitted floor coverings, dishwasher, oven, grill, microwave, ceramic hob.

Heating	Gas central heating
Double Glazing	uPVC
Council Tax	Band F
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

Also on the ground floor, you'll find the master bedroom. The room is dual aspect, allowing natural light to flood the space, and offers a generous en-suite shower room. The en-suite is finished with stylish tiling and includes a WC, wash hand basin, and a spacious shower cubicle. A walk-in wardrobe, surely on every woman's wish list, offers ample storage and organisation space for all your clothing and accessories.

Also located on the ground floor is a further bright and airy double bedroom, which benefits from dual aspect windows, making it a versatile space for guests, family, or even a home office which it is currently partially used for.

The contemporary bathroom is beautifully designed, featuring Travertine-effect tiled walls and floor, a WC, wash hand basin, bath, and shower cubicle, making it a perfect family bathroom.

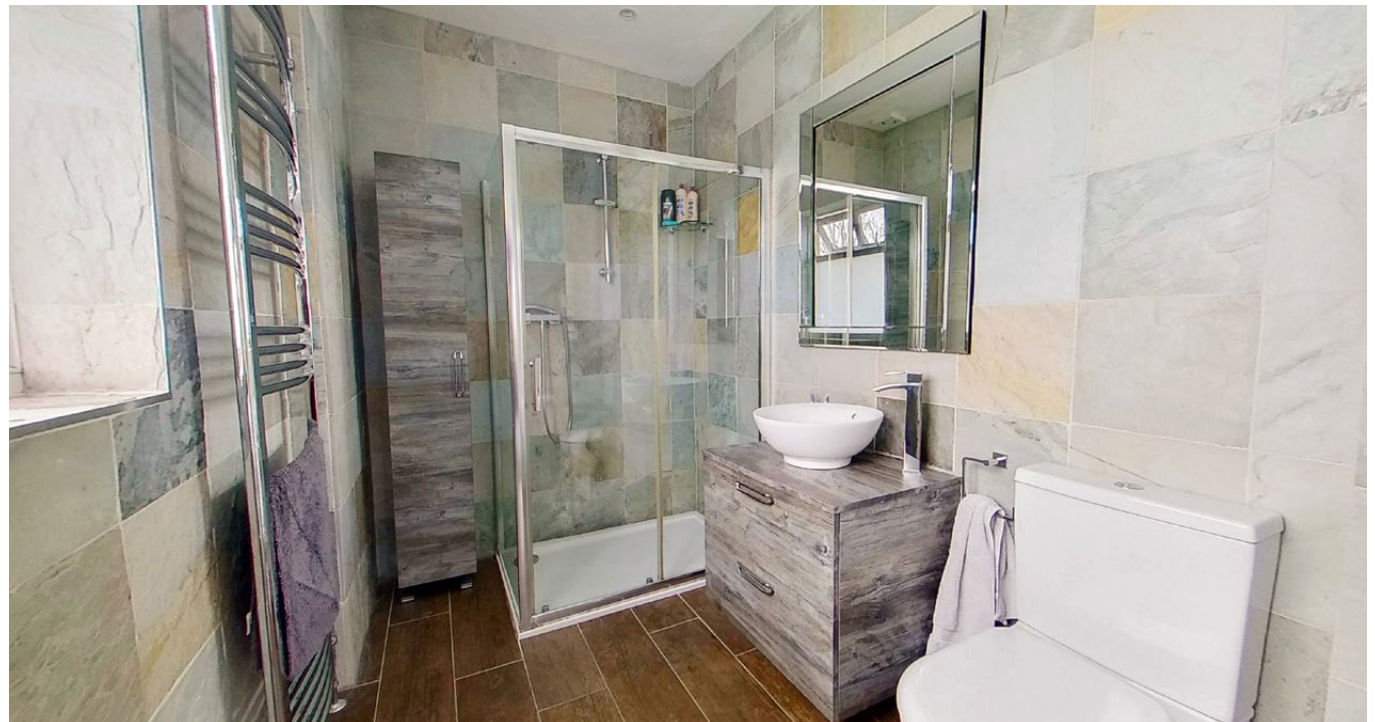
The added convenience of a utility room and porch to the rear of the property is a real benefit to the house, ideal for coats, shoes, and white goods. The rear porch also offers easy access to the large garden.

The first floor offers two further bedrooms, both of which benefit from walk-in wardrobes, and a shower room on this floor comprises a WC, wash hand basin, and shower cubicle – perfect for family members or guests.

The large rear garden is a real highlight of this property, laid to lawn and offering a spacious area for outdoor dining, relaxation, or play. The property also benefits from a converted garage, which is currently used for partial storage, with a dedicated deer larder and preparation area. Two further large storage areas and an insulated stone-built dog kennel are relatively recent additions to the garden.

The house also had planning permission previously granted for a substantial extension to the rear, allowing you to further enhance the space if desired. (planning would now need to be reapplied for)

In summary – 53 Manse Road presents an ideal family home, bright, airy with ample accommodation, located in one of Nairn's most desirable areas.







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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