

6 BROADLEY PLACE, FIRHALL, NAIRN IV12 5QZ

Offers Over £350,000



A fabulous three bedroom bungalow located in the delightful Firhall development on the Southern outskirts of Nairn.

*R&R Urquhart* LLP





This 3-bedroom detached bungalow is situated within a highly desirable and popular development tailored for residents aged 45 and over, offering a safe, peaceful, and welcoming community. The home is nestled in beautifully cared-for, well-maintained grounds that are enhanced by a charming pond, providing a serene atmosphere with an

abundance of local wildlife, making it perfect for those who appreciate natural surroundings.

The bungalow boasts an impressive open-plan kitchen, dining, and sitting room, which forms the heart of the home. This expansive living area is perfect for both relaxed family gatherings and entertaining guests. The striking

pine-clad vaulted ceiling adds a sense of grandeur, and creating a light-filled and airy atmosphere.

With French doors opening to a large south-facing patio, the space seamlessly integrates with the outdoors, making it ideal for alfresco dining or simply enjoying the sunshine.





### Approx. Dimensions

Kitchen	3.87m x 3.45m
Dining room/Sitting room	6.30m x 2.97m
Lounge	5.40m x 3.98m
Utility Room	6.15m x 1.66m
Vestibule	2.10m x 1.39m
Hall	7.90m x 1.21m
Master bedroom	4.49m x 3.36m
En suite	2.50m x 2.60m (into shower area)
Bathroom	3.60m x 2.48m
Bedroom 2	3.16m x 3.12m
Bedroom 3	3.13m x 2.76m

### Extras Included

Fitted floor coverings, blinds, curtains, fridge, freezer, electric oven, gas hob, dishwasher. Furniture can be available by negotiation.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





The property features a separate lounge, providing a quiet retreat for relaxation or reading. Whilst open plan at the moment, this room could easily be a more intimate space with doors being added.

A utility room adds practical value, offering excellent additional storage and houses a washing machine and tumble dryer. A door leads to the double garage which further enhances the property's appeal, offering plenty

of space for vehicles, as well as extra room for storage or hobbies. Two electric doors access the driveway.

There are three generously proportioned double bedrooms. The master suite is particularly spacious, featuring a large en suite shower room with an easy-access shower area, which provides convenience and accessibility for all.

The main bathroom is a true standout, offering a corner jacuzzi bath, a modern shower cubicle with invigorating body jets, WC, wash hand basin, and a sauna—creating a spa-like retreat right at home.





**About Firhall Village**

The majority of the grounds at Firhall Village are communal, and are maintained by Firhall Village Trust.

Firhall Village was created exclusively for the over 45s and is situated in a quiet location on the Southern outskirts of Nairn. The development has been designed with a variety of houses and apartments styles, and the grounds are landscaped, boast attractive mature trees and shrubs, together with new planting and lawns throughout. The

grounds are a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. Owners also have the right to fish for trout on the River Nairn.

A beautiful pond creates a feature in the centre of the development and offers a pleasant place to sit and enjoy the outdoors.

All residents in the Firhall development have the use of the public rooms on the ground floor of Firhall House for

clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. This can also be rented for a private function for a nominal fee.

Each property on the development pays an annual charge (currently £920 per annum) for ground maintenance. Apartments pay an additional charge of £40 per month to cover building insurance, communal maintenance and the lift maintenance.





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.