

7 SUTORS VIEW, NAIRN IV12 5BT

Offers Over £340,000



Beautifully presented three bedroom detached bungalow with garage and attractive secluded garden, located in a quiet cul-de-sac.

R&R Urquhart LLP



This immaculate three-bedroom detached bungalow is situated in a peaceful cul-de-sac, offering a balance of quiet living while being conveniently close to the town centre, Nairn Dunbar Golf Club, and just a short walk to the seafront.

The property is beautifully presented throughout, with neutral décor and tasteful touches.

Upon entering, an angled front door adds some interest before accessing a vestibule leading into a spacious hallway which offers great storage space.

The lounge is a welcoming elegant room, featuring dual aspects that fill the room with natural light. A focal point is created by means of an oak and cast-iron open fire, adding character and warmth.

The stunning kitchen is relatively new and finished to a high standard, with putty-coloured wood-effect units and complementing worktops. The attractive tiled splashback enhances the overall aesthetic of the room, while the inclusion of appliances such as a fridge, induction hob, extractor hood, wine cooler, combination oven, conventional oven, and warming drawer ensures the kitchen is highly functional. A breakfast island offers a casual dining option.

The kitchen is open plan to the dining room, which has space for a large formal dining table, perfect for family meals or gatherings and also into a bright, triple-aspect sunroom offering direct access to a secluded, well-stocked garden which will be joy in the Summer months. There is engineered oak flooring throughout this area.

Adjacent to the kitchen is a utility room, fitted to complement the kitchen's design. This room is equipped with a stainless steel sink, washing machine, dishwasher, and fridge freezer, with a door leading directly to the garden for added convenience.

The bungalow offers three double bedrooms, each featuring built-in wardrobes. The master bedroom benefits from its own en-suite shower room, which includes a white WC, wash hand basin, and a quadrant shower cubicle with a mains-fed shower, and lined with wet-wall panels, with attractive ceramic tiles to the main walls.

The family bathroom is equally well-appointed, featuring a white WC, wash hand basin, and a bath with a shower attachment. Again the walls are lined with ceramic tiling.

Outside, the property offers ample parking with a loc-block driveway and a single garage. Additionally, there is an external store adjoining the house at the back, perfect for storing garden equipment.

The peaceful location of this property offers a great sense of privacy while being within easy reach of all the amenities and natural beauty that Nairn has to offer.







Approx. Dimensions

Vestibule	2.44m x 1.22m
Hall	6.01m x 2.05m
Lounge	5.09m x 4.47m
Kitchen/Dining	7.57m x 2.94m and 4.11m
Utility Room	1.87m x 1.62m
Sun Room	3.85m x 2.69m
Bedroom 1	3.38m x 3.70m
En suite	2.50m x 1.45m
Bathroom	2.67m x 1.92m
Bedroom 2	3.81m x 3.07m
Bedroom 3	3.00m x 2.92m

Extras Included

Blinds, curtains, light fittings, fridge, dishwasher, washing machine, fridge/freezer, hob, 2 ovens.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band E
EPC Rating	Band D
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.