

8 NESS STREET, NAIRN IV12 5SL

Offers over £360,000



Viewing is highly recommended to appreciate this attractive four bedroom detached dwelling with integral garage, built by Springfield Homes in 2018.

*R&R Urquhart* LLP



An excellent opportunity has arisen to purchase this contemporary four bedroomed family home located to the Eastern side of Nairn.

This well-presented property is in walk-in condition and should appeal to young couples and families alike.

Built in 2018 by Springfield Homes so still well within the 10 year NHBC guarantee.

The property offers bright and airy accommodation over two floors with living accommodation on the ground floor along with an integral garage, and the four bedrooms and family bathroom on the first floor.

There is ample off-street parking to the front on a loc-bloc driveway, which leads to the garage with an up and over door. There is also a lawned area adjacent to the parking.

The rear garden is mainly laid to lawn with a large patio area accessed off the dining room French doors. A perfect connection from house to garden. A lean-to at the side of the property provides outdoor storage and a modern Summer house, offers a place in which to enjoy the garden on those chillier days.

The property is entered via a Nordan multi-locking system door into a spacious vestibule and in turn into the welcoming hallway.



The ground floor accommodation enjoys a natural flow from room to room with the option of being fully open-plan or not.

The kitchen is fitted with light grey gloss units with a complementing dark grey worktop. Appliances include a five ring induction hob, extractor hood, fridge, freezer, dishwasher, microwave, and two electric ovens. A breakfast bar creates a division between the kitchen and dining room, and also provides an informal dining space. French doors lead to the garden and double doors to the lounge which faces to the front of the property and features an attractive woodburning stove.

A door then leads off the kitchen into the functional utility room offering ample room for white goods, and with a door accessing the garden and another, the integral garage where the central heating boiler and hot water cylinder are housed.

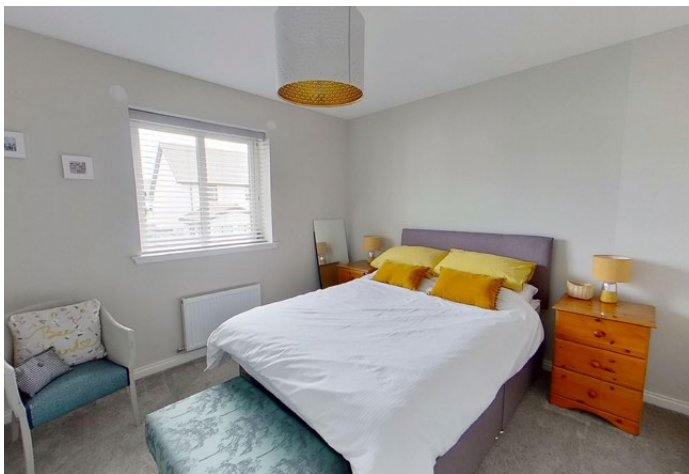
Completing the ground floor accommodation is an attractively tiled cloakroom with WC and wash hand basin.

A carpeted staircase leads to the first floor landing where there is a loft hatch and a shelved linen cupboard.

The master bedroom is decorated in neutral tones creating a pleasant relaxing space. There are two built-in double wardrobes, and a door leading to the eye-catching and spacious en suite shower room which comprises a 1400mm shower enclosure housing a mains fed shower and integrated WC and wash hand basin with full-length mirror above.

Three further double bedrooms are located on the first floor, all bright airy rooms benefitting from built-in wardrobes. The family bathroom is a stunning light-filled room due to the large Velux window attracting lots of natural daylight. Tiled with natural stone effect tiling and comprising a white integral WC and wash hand basin with large mirror above and a bath with shower over.





### Extras Included

Blinds, induction hob, extractor hood, fridge, freezer, microwave, 2 ovens, dishwasher.

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