

8 OAKDEAN PLACE, NAIRN IV12 4TU

Offers around £175,000



Three bedroom semi-detached bungalow in need of upgrading, yet offering good accommodation, located in a desirable cul de sac in the Achareidh development of Nairn.

R&R Urquhart LLP



Situated in a sought-after residential area of Nairn, this three-bedroom bungalow offers a fantastic opportunity for someone looking to create their desired home from this blank canvas.

Set in a peaceful cul-de-sac with open green space to the side, this property enjoys a quiet and private setting, yet remains conveniently close to local amenities and transport links.

The bungalow features a spacious layout with a large bright lounge, offering ample dining space. The kitchen is a light-filled room located at the rear of the property, with easy access to the garden.



A conservatory accessed off the kitchen provides an additional reception room. However, will now be in need of replacement or demolition.

The home also includes a bathroom comprising a WC, wash hand basin, and an easy access shower enclosure housing a mains fed shower, along with three well-proportioned bedrooms, and a welcoming vestibule and hall.

Outside, there is a garage, front and back gardens, and plenty of parking space, adding to the practicality of this home.

While the property currently requires some upgrading, it presents huge potential for those looking to invest some time and effort into creating their own personalised space.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.





Approx. Dimensions

Lounge/dining	6.23m x 3.29m
Kitchen	3.65m x 2.55m
Conservatory	3.69m x 2.35m
Bedroom 1	3.04m x 2.88m
Bedroom 2	2.54m x 2.86m
Bedroom 3	4.01m x 3.28m
Shower room	2.64m x 1.61m

Extras Included

Heating	Gas fired central heating
Double Glazing	Original timber double glazing
Council Tax	Band D
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.