

9 OLD BAR ROAD, NAIRN IV12 5BX

Offers Over £550,000



Fantastic 5 bedroom detached property with the advantage of an open aspect, and sea views to the rear.

R&R Urquhart LLP



9 Old Bar Road is located in the Dunbar Reach development to the East of Nairn

The property boasts high-end quality fixtures and fittings, with solid oak doors and finishings.

The layout and rooms allow for lots of flexibility in use, ideal for a growing family and their individual requirements.

Bright and airy spacious rooms ensure no-one is short of space.

Externally, the rear garden is fully enclosed, mainly laid to lawn, with beautiful flower beds planted with an abundance of established shrubs adding interest. A patio area, just off the lounge and sun room provides a place in which to sit and enjoy the stunning sunsets.

To the front, there is ample off-street parking on a loc-bloc driveway, which leads to the front door and garage.

The property is entered through a generous vestibule and in turn into the welcoming hallway .



Just off the hall, and accessed via two glazed doors, is without doubt the hub of the home. A huge space incorporating the lounge, dining room and kitchen with a split-level floor leading to the sunroom. A fantastic space for entertaining. French door lead from the lounge to the rear garden along with patio doors off the sunroom.

The kitchen is fitted with a good selection of light wood units with a complementing worktop, and tiled splashback. A breakfast bar provides a great work space and also an informal dining area.

Appliances include a 5 ring ceramic hob with extractor hood over, electric oven and microwave tower, dishwasher,

fridge, freezer, and a 1½ stainless steel sink below the window.

There is ample room for a large formal dining table and chairs, and the lounge offer plenty room for relaxation, with a contemporary gas fire creating a focal point.

Oak steps create a connection to the sun room which is so inviting with it's three glazed aspects overlooking the garden.

The utility room leads off the kitchen and is fitted with units to complement the kitchen. A washing machine and tumble dryer are in-situ and are included in the sale. A door leads to the side of the property.

Also conveniently on the ground floor are three double bedrooms, one with an en suite shower room, and a single bedroom, presently utilised as a study.

To complete the ground floor accommodation is an elegant shower room, fully tiled with attractive quality tiling.

A carpeted oak staircase leads to the first floor and directly onto a fabulous, light-filled, open-plan living space with a Juliette balcony, ideal from which to take in the stunning sea views.

Also on the first floor lies the master suite comprising an impressive bedroom, en suite bathroom and a walk-in dressing room.





Approx. Dimensions

Ground floor

Lounge/Kitchen/Dining	12.18m x 5.99m (at widest) and 2.94m
Utility Room	2.87m x 1.69m
Bedroom 2	4.33m x 3.41m
Bedroom 3	3.00m x 4.07m
Shower room	2.75m x 1.88m

First floor

Sitting Room	5.25m x 5.38m
Master bedroom	6.12m x 3.75m

Extras Included

Fitted floor coverings, blinds, curtains, washing machine, tumble dryer, dishwasher, fridge, freezer, oven, microwave, ceramic hob. Furniture by separate negotiation.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band G
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.

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