

9 CULBIN CRESCENT, NAIRN IV12 5RT

Offers Over £230,000



A most sought-after extended three bedroom semi-detached bungalow providing deceptively good accommodation in a popular residential area to the East side of Nairn

R&R Urquhart LLP

A tarmac driveway provides off-street parking and leads to the main door, to the side of the property. The front garden is laid to lawn and a wooden gate to the side gives access to the fully enclosed back garden. The back garden is also laid to lawn, having been newly turfed, and offers privacy and seclusion via a timber fence. A shed is included.

The property is entered from the side of the house into a vestibule and then in turn into the hall which benefits from two full height storage cupboards, one which houses the electric circuit unit and the other the hot water tank.

The property has just been freshly decorated and laid with new contemporary grey carpeting.

The lounge, to the front of the property is a bright and spacious room with a large picture window allowing plenty natural daylight to flood in.

The kitchen is to the rear of the property and has been extended in previous years to allow for a triple aspect dining room with French doors leading to the rear garden. The kitchen is fitted with pale wood effect units and a black speckled laminate worktop. Cooking facilities include a single electric oven and a four ring gas hob with an extractor hood over. There is also ample space for white goods and the Baxi central heating boiler is concealed within a cupboard in the kitchen.

The master bedroom is a pleasant room to the rear of the property with double mirrored wardrobes and an en suite shower room which comprises a white WC, wash hand basin and a shower cubicle housing a mains fed shower. Two further spacious double bedrooms also offer double built-in mirrored wardrobes and the modern family bathroom comprises a white WC, wash hand basin and bath with a mains fed shower over. Oak doors and finishings throughout add to the appeal of this well-finished property.



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	4.75m x 3.95m
Kitchen/Dining	6.88m x 3.06m
Bedroom 1	3.74m x 2.70m
En suite	1.22m x 2.74m (into shower cubicle)
Bedroom 2	3.03m x 2.89m
Bedroom 3	3.10m x 2.50m
Bathroom	2.58m x 1.69m

Extras Included

Fitted floorcoverings (newly carpeted), blinds, washing machine, oven, hob and extractor hood.

Heating	Gas central heating
Double Glazing	uPVC double glazing
Council Tax	Band D
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.