

PENKILN, 21 WYVIS ROAD, NAIRN IV12 5NR

Offers over £250,000



Charming three-bedroom detached bungalow with sea views is situated on a quiet, desirable street, and would now benefit from some upgrading to realise a terrific family home.

R&R Urquhart LLP



This three-bedroom bungalow offers a rare opportunity to create your ideal home. With stunning sea views, spacious interiors, and excellent outdoor space, this property is brimming with potential.

The front doors guides into a spacious vestibule, and in turn the hallway which provides two generous storage cupboards and access to the loft via a hatch in the ceiling.

A bright and inviting lounge with a large window to the front, flows into an open-plan dining area which benefits

from amazing views of the Moray Firth and beyond. Ideal for entertaining.

The adjacent kitchen has great scope for modernisation, with good proportions, and again takes in the stunning views. A door leads to the rear garden.







Two spacious double bedrooms, and one single bedroom, provide perfect sleeping accommodation for a growing family or guests. With two rooms to the front of the property, and one to the rear.

The shower room is conveniently designed for easy access. However, would now benefit from upgrading. Comprising a WC, wash hand basin and shower area housing a mains fed Trevi shower.

A walled, large garden provides ample space for outdoor activities, gardening, or relaxation, where the open fields and sea views can be enjoyed. The property includes a garage, off-street parking, a shed and a greenhouse.

An enviable location with peaceful surroundings, along with breathtaking sea views and a quiet street make it an ideal choice for a home. Whilst the property requires upgrading, it presents a fantastic opportunity to personalise and add value. Whether you're looking for a family home, a seaside retreat, or an investment property, this bungalow is a canvas waiting for your vision.



Heating	Oil fired central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band E
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EPC Rating	Band D
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Gas	None
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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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.