

TIGH GEAL, MARINE ROAD, NAIRN IV12 4EA

Offers Over £340,000



Situated in a prime location on Nairn seafront, a fantastic opportunity has arisen to acquire a three bedroom bungalow with garage offering bright and spacious Accommodation.

R&R Urquhart LLP



Tigh Geal is a spacious detached bungalow with private gardens, generous off-street parking and a garage, and is located only steps away from Nairn Links and the beach.

Marine Road properties are much sought-after, and rarely come to market.

Although some work may be required, there is sure to be good interest in Tigh Geal.

The property sits on a very manageable plot with a wrap-around garden. The front door accesses a generous vestibule and in turn leads into the bright hallway.

A sizeable lounge with dining area sits to the front of the property offering sea views from three large picture windows, with a wood burning stove creating a focal point to the room. A door leads off the dining area to the well-

proportioned kitchen which is fitted with white wall and base units and includes an electric hob, oven and fridge freezer. Excellent additional storage is available by means of a full-height shelved pantry.

A door then leads to the utility room where there is a washing machine and tumble dryer, with the Vaillant central heating boiler located on the wall.



Extras Included

Fitted floor coverings, blinds, curtains, washing machine, tumble dryer, fridge freezer, oven and hob.

Heating	Gas fired central heating and wood burning stove
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Double Glazing	Timber double glazing
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Council Tax	Band E
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EPC Rating	Band D
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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A further door off the utility room leads to a sun room which is glazed to three sides and has a door leading to the garden via an easy access timber ramp.

The hall gives access to three generous bedrooms, two to the rear and one to the front. Two benefit from built-in storage, and one benefits from an en suite shower room.

A spacious family bathroom has been adapted for easy access and now comprises a white WC, wash hand basin and a shower area with a Mira electric shower.

The front garden has been planted with an array of flowers, trees and shrubs with a lawn in the centre. There is a generous garage with water and power, a stone built storeZ, and a wall borders the property front and rear offering good privacy.



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.