

VORLICH, 9 WELLINGTON ROAD, NAIRN IV12 4RE

Offers Over £340,000



Rarely available on the long-established Wellington Road, this attractive 3/4 bedroom period property is brought to the market offering deceptively spacious accommodation, and within steps of the town centre and all amenities.

R&R Urquhart LLP



Vorlich presents a traditional stone and slate, 3 or 4 bedroom property located in the centre of Nairn on a street comprising similarly attractive properties.

The front of the property is bound by a stone wall with wrought iron gates leading onto a path to the front door.

Presently there is a ramp in place. However, this will be removed at the time of sale. A gravel driveway to the side provides off-street parking, with ample on-street parking also available.

The South facing back garden is enclosed by an attractive stone wall with established shrubs and trees. A most pleasant area which enjoys lots of sunshine.



A solid timber front door then gives access to the property where many original period features can be found including the attractive original exposed floorboards. There are two front rooms to either side of the front door, one being the lounge which features an open fireplace, the second reception room, presently a spacious bedroom, could be

multi-functional. It also features an open fireplace, and a glazed door gives access to the rear garden.

The hall then leads towards the rear of the property and an inner hall then leads to a glazed door and the back garden.

A desirable and spacious kitchen which is fitted with ample cream wall and base units, with a complementing black laminate worktop and tiled splashback. A substantial Rangemaster cooker is also included. The kitchen is flooded with natural daylight from a large recently fitted Velux window in the ceiling creating a delightful feature.

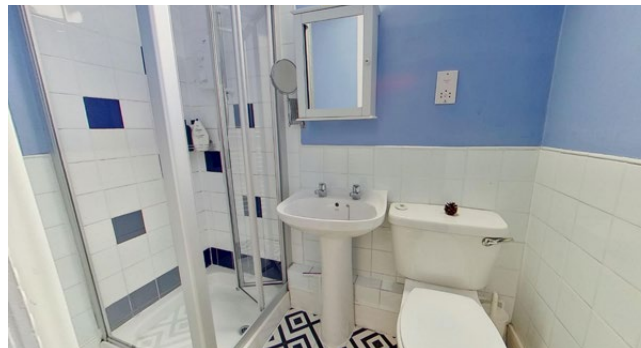


An opening then leads from the kitchen to the dining /garden room. A large pleasant dual aspect room with French doors leading to the South facing rear garden. There is ample space for a family sized dining table and chairs, along with sofas and other furniture.

Finally on the ground floor, lies the family bathroom comprising traditional style sanitaryware including a WC, wash hand basin and a bath with a shower over.

The original and ornate carpeted staircase leads to the first floor landing where the stairwell is illuminated by a stained glass window in the ceiling. On the first floor lies three bedrooms and a shower room. The master bedroom is very generous in proportions and faces to the front of the property. There is then a further bedroom to the front, and one to the rear enjoying views over the garden. To complete the accommodation is a shower room comprising a white WC, wash hand basin and a shower cubicle housing a Mira electric shower. A Velux window allows plentiful daylight in.

To the rear, there is a paved area, two sheds and a small lawn fully enclosed by an attractive stone wall.



Approx. Dimensions

Lounge	4.52m x 4.36m
Family Room /Bed 4	4.59m x 4.07m
Kitchen	4.24m x 4.06m
Dining Room	6.34m x 3.58m
Bathroom	2.42m x 1.88m
Shower Room	1.20m x 2.05m (include shower cubicle)
Bedroom 1	4.93m x 4.33m
Bedroom 2	4.09m x 2.20m
Bedroom 3	2.30m x 2.83m (4.40m at longest)

Extras Included

Blinds, curtains, fitted floorcoverings, Rangemaster cooker.

Heating	Gas fired central heating. Worcester central heating boiler recently serviced.
Double Glazing	Original single glazed sash and casement windows
Council Tax	Band F
EPC Rating	Band E
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.