

8 Sutors Gate, Nairn, IV12 5BW



A rare opportunity has arisen to purchase this attractive three bedroomed detached Bungalow with garage situated in a much sought after and desirable residential location of the picturesque town of Nairn.

DETACHED BUNGALOW

THREE BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL AREA

PRIVATELY ENCLOSED GARDENS

GAS CENTRAL HEATING

TIMBER DOUBLE GLAZING

GARAGE WITH ELECTRIC DOOR

TARMAC DRIVEWAY

COUNCIL TAX BAND E

EPC RATING C

F347

Offers Over
£300,000

This beautifully presented three bedroomed detached Bungalow which benefits from Gas Central Heating and Timber Double Glazing is located in a particularly desirable residential area and is in excellent condition throughout. The property is situated in the seaside town of Nairn which boasts a variety of beach/forest and riverside walks together with town centre amenities and scenic golf courses. The property is within easy commuting distance of the Highland Capital of Inverness.

The good sized accommodation comprises: exceptionally bright and spacious Lounge with coal effect gas fire to the centre of the room creating a lovely focal point, large Kitchen/Diner benefitting from a good range of wall and base mounted units, integrated oven, gas hob, dishwasher and built in fridge. There is a separate dining area providing ample room to facilitate a large family dining table, Sun Room with patio doors leading out to the garden and a well proportioned Utility Room providing additional storage facilities. There are three good sized double bedrooms with built in wardrobes providing ample storage with the Master benefitting from an en-suite Shower Room together with a nicely decorated Family Bathroom with three piece suite and shower over the bath.

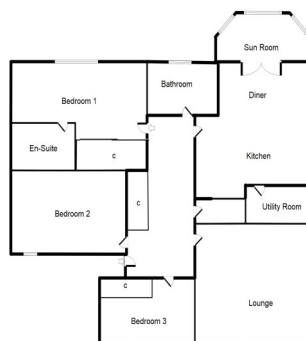
Outside, the property sits in beautifully landscaped, low maintenance gardens. There is a Garage with electric door and a small Timber Shed, outdoor lighting and alarm system.

This immaculately presented property is situated in an enviable location and would make a lovely family home. Viewing is highly recommended to appreciate the spacious accommodation on offer.





- Vestibule: 1.97 m x 1.18m (6'7" x 3'10")
- Lounge: 4.89m x 4.18m (16'0" x 13'9")
- Kitchen/Diner: 5.23m x 4.14m (17'2" x 13'7")
- Sun Room: 3.72m x 2.90m (12'3" x 9'6")
- Utility Room: 2.23m x 1.67m (7'4" x 5'6")
- Bedroom 1: 3.80m x 3.58m (13'1" x 11'9")
- En-suite Shower Room: 2.30m x 1.18m (7'7" x 3'10")
- Bedroom 2: 3.51m x 2.62m (11'6" x 8'7")
- Bedroom 3: 2.91m x 2.73m (9'7" x 8'11")
- Bathroom: 2.51m x 1.85m (8'3" x 6'1")
- Garage: 6.39m x 2.86m (20'11" x 9'5")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.