

# R&R Urquhart LLP



## **Strathaden, Thurlow Road Nairn IV12 4EZ**

We are delighted to bring to the market this substantial detached Victorian property situated in the much sought after West End area of Nairn, offering lovely sea views from front bedrooms windows. All local amenities are just a short stroll away as are Nairn Beach and The Nairn Golf Club with its championship course. 'Strathaden' is an impressive and immaculately presented family home that retains an abundance of period features.

Downstairs - Vestibule, Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Breakfast Room, Utility Room, Cloakroom, Porch.

Upstairs - 5 Bedrooms, 2 Bathrooms.

Attic Space - Development potential for office space/hobby rooms Front and Rear Gardens, Double Garage.

**Offers Over £425,000**

HSPC Ref: 45176



# STRATHADEN THURLOW ROAD NAIRN

<b>PRICE</b>	Offers Over £425,000
<b>ACCOMMODATION</b>	Downstairs - Vestibule, Hallway, Lounge, Sitting Room, Dining Room, Kitchen, Breakfast Room, Utility Room, Cloakroom, Porch, Upstairs - 5 Bedrooms, 2 Bathrooms. Attic Space – Development potential for office space/ hobby rooms Front and Rear Gardens, Double Garage.
<b>EXTRAS INCLUDED</b>	Carpets, Floor coverings, Blinds, Curtains (not bedroom 2) Cooker, Chest freezer, Dishwasher. Other items by negotiation
<b>HEATING</b>	Gas Central Heating
<b>DOUBLE GLAZING</b>	Secondary Glazing / some Double Glazed
<b>COUNCIL TAX</b>	Band G

## VESTIBULE

Accessed via the solid timber double front doors and laid with the attractive, original floor tiles with coat hanging space to one side. Glass & timber panel door with pretty stained glass panels to sides and above.

## HALLWAY

### 6.04M X 2.89M (AT WIDEST)

Fabulous spacious hallway accessing the lounge, dining room, sitting room, staircase and door to inner lobby. Fitted with neutral coloured carpet. Radiator, 2 x ceiling lights.



## LOUNGE

### 4.83M X 4.86M (INTO BAY WINDOW)

Bright and elegant front facing room with original arched cast iron fire place, slate hearth & solid timber surround. To one side



there is an arched alcove with display glass shelving and a window with shelving below to the other side. Fitted floor to ceiling library storage. 2 x radiator, carpet, cornice, attractive centre rose with light fitment, TV point.

### **DINING ROOM** **4.08M X 4.01M**

Double aspect bright room with windows to the front and side of the property. Original coving to the ceiling and attractive alcove with display shelving and cupboard below. Carpet, 2 x radiators, centre light, 2 x picture lights, Main BT point.

### **SITTING ROOM** **3.87M X 4.67M**

Attractive, bright but cosy room with windows to rear & side aspect of the property. (Double window looking onto rear garden and single to side aspect). A pretty arched stair glass window sits above the original cast iron open fire which is tiled to either side with a solid timber surround. An arched shelved alcove offers display space. Original coving & centre rose with a chandelier style light fitment. Carpet, 2 x radiators. Sky & TV points.



Small inner lobby leading to



**CLOAKROOM**

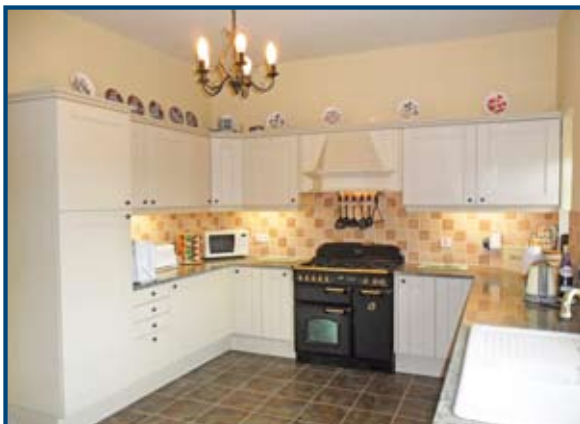
**1.63M X 1.52M**

Rear facing with opaque secondary glazed window and comprising of white WC, wash hand basin with storage below & tiling above. Radiator, centre light, 'Karndean' flooring, under stair storage cupboard.

**KITCHEN**

**3.36M X 4.64M**

Fabulous large contemporary kitchen still retaining it's traditional appeal and fitted with cream timber wall & base units and benefiting from an integrated dishwasher and a Rangemaster 'Classic 90' range cooker with externally vented extractor hood above. The kitchen is finished with quality granite work tops with cream and mocha tiling above and a 'Franke' ceramic white 1 1/2 bowl sink with gold effect mixer tap. A secondary glazed window above the sink views to the side aspect of the property as does a further secondary glazed window. The floor is laid with 'Karndean' flooring and a contemporary vertical radiator blends well in the room. The original 'servants' bell alert is still sited in the



kitchen. An archway leads to the Breakfast room & a further door to –

**UTILITY ROOM**

**2.53M X 3.59M**

Recently upgraded practical room with a secondary glazed window & door to side of property. A white gloss sink unit houses a 'Franke' deep 'washboard' stainless steel sink & mixer tap and is finished with 'Duropal' grey speckled work tops with cream tiling above. A sliding door cupboard houses the central heating 'Potterton' boiler and offers shelving & storage space. 'Pulley' clothes drier, wall mounted central heating control. Slate (natural) tiled floor, centre light, smoke detector & space for Washing machine and tumble drier.



**BREAKFAST ROOM**

**4.10M X 2.56M**

Bright pleasant room with double glazed window to rear aspect & single glazed window to side. Fitted with 'Karndean' flooring, centre light, radiator.



Timber & glass door to –

## REAR PORCH

**2.29M X 1.64M**

Fully double glazed windows with solid timber cills and with a bronze tinted polycarbonate re-inforced roofing system. Double glazed door to rear garden, Ceramic tiled floor. The original exterior stone wall has been re-pointed to create a feature wall.

An attractive carpeted staircase with timber handrail and balustrade lead to a half landing and then in turn onto a further small landing which splits to form access to the bathrooms on one side and the bedrooms on the other side. A pretty stained glass sky light cover gains lots of light to the spacious main landing. centre light, radiator.



## BEDROOM 1

**5.92M X 4.32M**

Bright front facing secondary glazed bay window with panelling below offering captivating sea views over the Moray Firth a further window looks to the side aspect. Ornate cornicing, centre rose, picture rail and an 'Edinburgh' press are all charming



original features of this room. 2 x Radiators, carpet, wash hand basin & shaver light, Sky TV point and telephone point.

## BEDROOM 2

**4.53M X 3.39M**

Front facing and also with sea views. A further secondary glazed window looks to the side of the property. Original feature Edinburgh press and picture rail, centre light, wash hand basin with shaver light above. Carpet, radiator.



## BEDROOM 3

**3.60M X 3.87M**

South facing bright room with secondary glazed window to rear garden. Carpet, radiator, centre light, wash hand basin and shaver light.



## **BEDROOM 4**

**3.90M X 3.75M**

Double room with secondary glazed window to side aspect and fitted with a recessed vanity sink with storage below mirror & shaver light above. Radiator, carpet, centre light, picture rail. Telephone point.



## **BEDROOM 5**

**2.43M X 2.43M**

Single room with secondary glazed window to the front of the property with sea views. Radiator, carpet and centre light. Telephone point.

## **BATHROOM 1**

**2.62M X 2.72M**

Bright rear facing room comprising white WC, wash hand basin with glass shelf and a shaver light above, Corner bath and 1200mm walk-in shower with mains fed 'Aqualisa' shower. Tiling to shower area & to half height around bath, WC & wash hand basin. Carpet, radiator, heated towel rail, Dimplex wall heater, recessed down lights.



## **BATHROOM 2**

**4.54M X 2.43M**

Bright rear facing room with triple opaque



window to rear aspect. Comprising white WC, wash hand basin with shaver light, bidet & bath with mains fed shower over. Tiling to half height around two walls. The bath area is finished with an attractive 'sea scene' tiled feature. Carpet, recessed down lights, radiator, Storage cupboards housing hot water tank & linen airing space, wall mounted heater.

A further shelved storage cupboard for linen is sited outside the bathrooms on the landing.

## **FROM LANDING**

A timber door offers access to the attic space via a 'ships ladder' the attic space is divided into two rooms with potential for various uses.

## **ROOM 1**

Good space with power and light gaining light from a Victorian skylight.

## **ROOM 2**

Larger space, again gaining light from a Victorian skylight. A wall panel accesses the hot water tank. These rooms have previously been used for hobbies. ie darkroom.

## **OUTSIDE**

From Thurlow Road, a stone wall and pedestrian wrought iron gate leads to front garden. A paved path with lawn and mature shrub beds to either side leads to the front door.

Also from Thurlow Road, wrought iron double gates lead to the tarmac driveway and in turn lead to the double garage and back garden. The back garden is mainly laid to lawn with some mature shrubs and trees.



There is a large area to the immediate rear of the property which has been attractively paved in a 'chequered' pattern.

**SERVICES**

- Electricity – Mains
- Gas – Mains
- Water – Mains
- Drains – Mains
- Telephone – Wired





<b>VIEWING</b>	By contacting R & R Urquhart LLP, Nairn office for an appointment.
<b>ENTRY</b>	By mutual agreement with the seller.
<b>PRICE</b>	Offers Over <b>£425,000</b>  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.
<b>OFFERS</b>	Formal offers in an acceptable legal Scottish form should be submitted in writing.
<b>CLOSING DATE</b>	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.

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