

60 LOCH AVENUE, CRANLOCH, NAIRN.



This 4 bedroom family home is situated in a quiet area of Cranloch on the western outskirts of Nairn offering spacious and beautifully presented living accommodation over two floors. The property is in immaculate walk in condition with high quality fixtures and fittings throughout. Viewing is highly recommended to appreciate the generous family accommodation offered.

Accommodation comprises: - Hallway. Lounge. Kitchen. Dining Room. Downstairs Shower Room. 4 Double Bedrooms and Family Bathroom.

Gas Central Heating. Double Glazing. Front and Rear gardens. Garage. Off street parking.
EPC Rating D

Offers Over £160,000

53626



A wooden fence borders the property from the front. Grassed area to one side and gravel to the other with driveway extending to the single garage. Paved pathway leading to the front entrance door opening to.

HALLWAY

Lovely bright welcoming hallway complemented by high quality tiled flooring extending from the hall to the dining room. Deep understair storage cupboard. Ceiling light fitting. Carpeted staircase with wooden spindle balustrades and handrail leading to all upper floor accommodation.

LOUNGE 4.26m x 3.62m (13' 10" x 11' 9")

Light and airy, generously proportioned living space decorated in pleasing neutral tones with window overlooking the rear garden. Laminate flooring. Central light fitting. Radiator. Coving on ceiling.

KITCHEN 3.96m x 3.57m (12'10" x 11' 7")

Modern fully fitted kitchen benefiting from a range of light wood effect wall and base units with built in wine rack. Complementary black granite effect work surfaces. Cook master, range style electric cooker with stainless steel extractor hood above. Stainless steel sink and drainer with mixer tap. Plumbed and space for washing machine and dishwasher. Space for large American style fridge freezer. Black slate effect tiled flooring. The large and additional small Windows to the front of the property allow maximum light into the room. Radiator. Ceiling light fitting. Coving on ceiling.

DINING ROOM 4.30m x 3.26m (14' 1" x 10' 7")

Bright sunny room with sliding patio doors giving access to the fully enclosed rear garden. Tiled flooring. Ample room for large dining table and chairs. Radiator. Ceiling light fitting. Coving on ceiling.

SHOWER ROOM 2.25m x 2.22m (7'4" x 7'3")

Two piece white bathroom suite. Separate fully tiled corner shower cubicle housing Triton Jade shower. Pine ceiling. Chrome bathroom accessories. Radiator. Ceiling light fitting. From the hallway a carpeted staircase with wooden spindle balustrades and handrail lead to half landing and on to the upper landing.

UPPER LANDING

Carpeted. Large shelved airing cupboard. Hatch giving access to loft. Ceiling light fitting.

BEDROOM 1 4.25m x 3.39m (13' 10" x 8' 9")

Spacious room with window to the rear. Laminate flooring. Radiator. Ceiling light fitting.

BEDROOM 2 3.23m x 3.26m (10'6" x 10' 7")

Nicely proportioned room. Laminate flooring. Window overlooking the rear of the property. Built in storage cupboard. Ceiling light fitting. Radiator.



BEDROOM 3

3.62m x 2.93m (11' 9" x 9' 6")

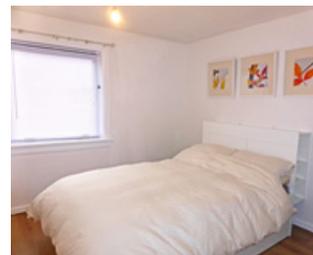
Good sized room with window to the rear. Laminate flooring. Cupboard recess. Radiator.



BEDROOM 4

(10'11" x 8'11")

Another good sized room with window to the front. Laminate flooring. Built in cupboard with slatted shelves. Cupboard recess with shelving. Ceiling light fitting. Radiator.



BATHROOM

2.07m x 2.04m (6'8" x 6'7")

Modern 3 piece white bathroom suite comprising wash hand basin, WC and deep bathtub with bath shower mixer tap. Tiled flooring. Tiled around wet areas. Frosted window to the front of property. Radiator.

REAR GARDEN

Fully enclosed rear garden with hedging and fencing providing privacy and a safe and secure environment for children to play. Flower beds planted with a variety of flowers and shrubs. Large galvanised steel shed. Paved patio area.

Home report available.

EPC Rating: D

Council Tax Band: C

Offers over £160,000 are invited but the sellers do not bind themselves to accept any offer

Offers should be lodged with the sole selling agents: - Messrs. Donaldson & Henderson.



**Donaldson
& Henderson**
SOLICITORS & ESTATE AGENTS

The Property Misdescriptions Act 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. They do not constitute or form part of an offer or contract. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating systems etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

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