

R&R Urquhart LLP



15 Grant Place, Firhall, Nairn, IV12 5QB

Two bedroom terraced bungalow situated on the Southern edge of Firhall Village in Nairn.

The property offers an ideal retirement property all on the one level with a patio and garage to the rear, a desirable open-plan lounge dining room and two spacious bedrooms.

Hall, Lounge/Dining Room, Kitchen, Bathroom, 2 Double Bedrooms (one with en suite), Garage

Offers Over £180,000

HSPC Ref - 56134



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PRICE	Offers Over £180,000
ACCOMMODATION	Hall, Lounge/Dining Room, Kitchen, Bathroom, 2 Double Bedrooms (one with en suite), Garage
EXTRAS INCLUDED	Washing machine, fridge, 2 x freezers, oven, hob, microwave.
HEATING	Gas Central heating
DOUBLE GLAZING	Timber Double Glazing
COUNCIL TAX	Band D
EPC RATING	Band C
SERVICES	Electricity - Mains Gas - Mains Water - Mains Drains - Mains Telephone - Wired

Dimensions

Lounge/Dining Room	7.30m x 3.57m
Kitchen	3.67m x 2.26m (4.22m at widest)
Bedroom 1	3.32m x 3.30m
En suite	2.07m x 1.80m
Bedroom 2	3.35m x 3.19m
Bathroom	2.10m x 1.91m

15 Grant Place sits in a particularly attractive part of Firhall Village, through an archway into almost a courtyard area where eight properties are situated and a feature garden area provides an appealing entrance.

The property itself is entered via a solid timber front door into a spacious hallway with a security alarm control mounted on the wall. A cupboard offers good storage and also houses the electric consumer unit.

The desirable and generous open-plan lounge/dining room has a window to the front aspect and patio doors to the rear accessing the patio area and the garage with Gliderol electric door. This

room accesses the kitchen which can also be directly accessed off the hall. The kitchen is fitted with maple effect wall and base units with a laminated speckled worktop and matching splashback. Included are a 1 ½ bowl sink, 4 ring ceramic hob, extractor hood, single oven, microwave, washing machine, fridge, freezer and a further freestanding freezer. The Vaillant central heating boiler is concealed within a kitchen cupboard. A window faces to the rear aspect.

Off the hallway lie two generous double bedrooms, one to the front and one to the rear. The master bedroom benefits from an en suite shower room comprising a white WC, wash hand basin and an 1100mm shower cubicle lined with wet wall panels and housing a Trevi mains fed shower.

The bathroom, also off the hallway, comprises a white three piece sanitary suite of bath, WC and wash hand basin. Both bathroom and en-suite benefit from shaver points.

All floors are laid with quality Karndean wood effect flooring except the bedrooms which are carpeted.

OUTSIDE

The majority of the beautiful grounds at Firhall Village are communal and are looked after and maintained to a high standard by Firhall Village Trust.

ABOUT FIRHALL VILLAGE

Situated in a quiet location on the Eastern outskirts of Nairn Firhall Village development was created exclusively for the over 45s. Firhall development is designed with a wide variety of different styles of houses and apartments and is laid out in landscaped parkland, which utilises attractive mature trees and shrubs, together with new planting and lawns throughout and is a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. All residents in the Firhall Village Development will have the use of the public rooms on the ground floor of Firhall House for clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. Owners also have the right to fish for trout on the River Nairn.

Each property on the development pays an annual charge (currently £840 per annum) for ground maintenance.

LOUNGE - DINING



LOUNGE - DINING



KITCHEN



BEDROOM 2



BEDROOM 1



ENSUITE



BATHROOM



REAR ASPECT



GARAGE



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VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £180,000

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.

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