

# R&R Urquhart LLP



## **6 Merryton Gardens, Nairn, IV12 5AG**

Set in a convenient peaceful location and rarely available so close to the town centre, this well-maintained South facing bungalow with garage offers good accommodation all on the one level. The property is also steps away from Nairn Dunbar Golf Club, beaches and river walks and takes in pleasant views to the rear.

- Hall • Lounge/Dining Room • Kitchen • Rear Porch
- 3 Bedrooms (one with WC and wash hand basin en suite)
- Shower Room • Garage • Garden

**Offers Over £240,000**

HSPC Ref - 56610



# 6 Merryton Gardens, Nairn, IV12 5AG

<b>PRICE</b>	Offers Over £240,000
<b>ACCOMMODATION</b>	Hall, Lounge/Dining Room, Kitchen, Rear Porch, 3 Bedrooms (one with WC and wash hand basin en suite), Shower Room, Garage, Garden
<b>EXTRAS INCLUDED</b>	Blinds, curtains, carpets.
<b>HEATING</b>	Gas central heating
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	Band E
<b>EPC RATING</b>	Band D
<b>SERVICES</b>	Electricity – Mains Gas – Mains Water – Mains Drains – Mains Telephone – Wired

## OUTSIDE

To the front, the parking area is laid with loc-bloc and leads to the single garage which benefits from an electric roller door and a further pedestrian door which leads to the rear garden. There is a lovely secluded area to the front which takes in the South facing sunshine and is also planted with a wide selection of plants and shrubs. To the rear, there are two areas of garden, both mainly laid to lawn with established planting in each. There are enjoyable views to be had to the rear which faces over Nairn Dunbar Golf Course and towards the riverside and sea. An easy access ramp leads to the rear porch. 2 sheds are located in the rear garden.

## VESTIBULE AND HALL

From a ceramic tiled front door step, the property is entered via a uPVC double glazed front door into the vestibule which has a cupboard housing the electric meter and electric circuit unit. A further timber and glazed door and side screen accesses the 'L' shaped carpeted hall which benefits from a double storage cupboard. A hatch to the ceiling accesses the loft.

## LOUNGE/DINING ROOM 8.67M X 3.62M (WIDEST) 2.54M (NARROWEST)

Bright dual aspect room with the lounge area to the front of the property and the dining area to the rear overlooking Nairn Dunbar Golf Course and pleasant views. An electric fire unit with a marble hearth and timber surround provides a focal point in the lounge. Laid with carpet and accessed off the hall.

## KITCHEN 4.32M X 3.15M

To the rear of the property and with a door leading to a rear porch. The kitchen is in good order and is fitted with pale grey units, a laminate worktop with a tiled splashback. Included are a 4 ring ceramic hob, extractor hood and a single electric oven. A stainless steel sink and drainer sits below the window taking in the views to the rear. There is ample space for a table and chairs.

## REAR PORCH 2.57M X 2.05M

Constructed of blocks and timber glazing. Sliding patio doors give access to the rear garden via an easy access ramp. A small wash hand basin and low level storage are provided along with a 'Pulley' clothes airer.

## SHOWER ROOM 3.00M X 1.72M

Refurbished in the last few years and now a contemporary well-designed room comprising a white WC and wash hand basin with integrated storage and a shower cubicle housing a mains fed Mira Excel shower. There is generous built-in storage which also houses the Worcester central heating boiler and provides space and plumbing for a washing machine and tumble drier. Window to the rear aspect.

## BEDROOM 1 4.35M X 3.00M

Spacious room to the front of the property laid with carpet and benefitting from two double built-in wardrobes. A door leads to an en-suite (1.36m x 1.54m) comprising a WC and wash hand basin integrated into ample storage.

## BEDROOM 2 3.49M X 3.13M

A further generous bedroom to the front of the property, laid with carpet and again benefitting from double built-in wardrobes.

## BEDROOM 3 3.00M (WIDEST) X 3.59M (LONGEST) AND 1.35M (NARROWEST) X 2.66M (SHORTEST)

Rear facing room with lovely views. Having lost some of its space to accommodate bedroom 1's en-suite, this room would make a great home office or child's bedroom. Laid with carpet.

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Lounge - Dining



Lounge - Dining



Kitchen



Front Garden



Shower Room



Bedroom 1 - Ensuite



Bedroom 2



Rear View



Rear View

# R & R Urquhart LLP



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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 £240,000

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.

**R & R Urquhart LLP**  
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