

# R&R Urquhart LLP



## **27 Wyvis Drive, Nairn IV12 4TP**

Detached three bedroom bungalow with garage situated in the ever popular area of Achareidh on the Western side of Nairn. The property would now benefit from some modernisation. However, offers good accommodation with great scope for extending as the property is situated on a generous corner site.

An ideal family home with great potential.

Hall • Lounge • Dining Kitchen • Bathroom • 3 Bedrooms  
• Garden • Garage

**Offers Over £168,000**

HSPC Ref - 56898



# 27 Wyvis Drive, Nairn IV12 4TP

<b>PRICE</b>	Offers Over £168,000
<b>ACCOMMODATION</b>	Hall, Lounge, Dining Kitchen, Bathroom, 3 Bedrooms, Garden, Garage
<b>EXTRAS INCLUDED</b>	Fridge/freezer, washing machine, tumble drier,
<b>HEATING</b>	None
<b>DOUBLE GLAZING</b>	Secondary glazing
<b>COUNCIL TAX</b>	Band D
<b>EPC RATING</b>	Band F
<b>SERVICES</b>	Gas – None Electricity – Mains Water – Mains Drainage – Mains

## HALL

'L' shaped hallway laid with wood effect laminate flooring and benefitting from 2 full height storage cupboards, one housing the hot water tank. Accessing all rooms.

## LOUNGE

**4.65M X 4.64M**

Well-proportioned room to the front of the property. The floor is laid with parquet flooring.

## BEDROOM 1

**3.50M X 3.36M**

Spacious room to the front of the property benefitting from double built-in wardrobes.

## BEDROOM 2

**3.98M X 2.69M**

A further generous bedroom to the rear of the property and again benefitting from built-in double wardrobes.

## BEDROOM 3

**3.11M X 2.50M**

Single bedroom to the rear of the property. Recess with steps accessing the attic which is floored and carpeted.

## KITCHEN/DINER

**4.03M X 3.14M**

Bright room to the rear of the property, fitted with wood effect wall and base units with tiled walls. An electric single oven and a four ring ceramic hob are integrated. A free-standing washing machine, tumble dryer and fridge-freezer are also included in the sale. Space is available for a table and chairs and a glazed door accesses the rear garden.

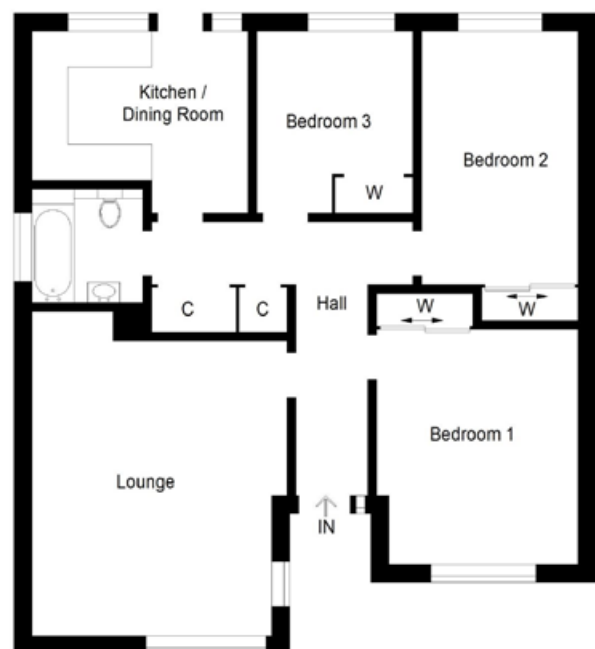
## BATHROOM

**2.10M X 1.68M**

To the side of the property and comprising a white WC, wash hand basin and a bath with a mains fed shower over and a shower tap attachment.

## OUTSIDE

The rear garden is fully enclosed and mainly laid with grass. A shed is included in the sale. The single garage, which has power, is accessed from Pinewood Avenue, with a pedestrian door accessing the rear garden. The front garden again is mainly laid to lawn with a paved path leading to the front door.



LOUNGE



KITCHEN



KTICHEN - DINER



BEDROOM 1



BEDROOM 2



BATHROOM



GARDEN



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 £168,000

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**  
Solicitors & Estate Agents  
*Established 1829*

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park  
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

[www.urquhartproperty.com](http://www.urquhartproperty.com)