

R&R Urquhart LLP



45 Moss Side Road, Nairn IV12 5NQ

Deceptively spacious 4/5 bedroom property has been brought to the market in very good condition and offers generous accommodation over two floors along with a garage, workshop and ample private parking. Located in a quite area to the West of Nairn, ideal for commuting to Inverness.

- Hall • Lounge • Dining Room/Bedroom 5 • Kitchen • Utility Room
- Office • 4 Bedrooms • Shower Room • Family Bathroom
- Garage • Workshop • Garden.

Offers Over £255,000

HSPC Ref - 58112



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PRICE	Offers Over £255,000
ACCOMMODATION	Hall, Lounge, Dining Room/Bedroom 5, Kitchen, Utility Room, Office, 4 Bedrooms, Shower Room, Family Bathroom, Garage, Workshop, Garden.
EXTRAS INCLUDED	Blinds, curtains, carpets, Rangemaster range cooker, fridge freezer, 2 sheds.
HEATING	Oil fired central heating. Gas available
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	Band E
EPC RATING	Band E
SERVICES	Gas – Connection outside the house Electricity - Mains Water – Mains Drainage - Mains

Approx Dimensions

Lounge	4.95m x 4.23m
Dining Room	4.16m x 3.57m
Kitchen	5.42m x 3.00m
Utility Room	5.88m x 1.24m
Bathroom	3.00m x 2.10m
Bedroom 1	5.64m x 3.33m (at widest)
Bedroom 2	3.53m x 2.50m
Bedroom 3	4.14m x 2.49m
Bedroom 4	3.26m x 3.20m
Workshop	6.60m x 3.00m

From Moss side road the gravelled parking area to the front offers drive-in, drive-out access with ample parking for several vehicles. The integral garage has been partitioned to provide an office to the rear, diminishing the space for a car. However, the partition wall could easily be removed to reinstate the full size of the garage. To the other side of the house a workshop has been created, offering great space for flexible use and benefits from power and lighting.

As you enter the property a welcoming hall is wide and light filled. A carpeted staircase leads to the first floor.

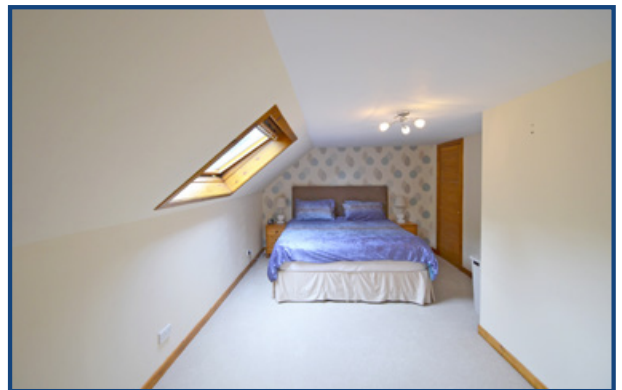
On the left is a well-proportioned lounge with a large picture window to the front looking onto trees. An open fire provides a focal point. The seller advises they have sourced information from a specialist regarding the installation of wood burning stove and this would be a straightforward process. The kitchen is fitted with white contemporary gloss units, provides a breakfast bar with space for four seats. A large Rangemaster cooker with a 5 ring induction hob is included in the sale along with a free standing American style fridge freezer. A window overlooks the back garden.

Off the kitchen is a back door to the garden and utility room with sink, storage units and space for white goods. A large airing cupboard houses the central heating boiler and hot water tank. A further door off the utility room accesses a home office and in turn a door leads to the garage.

Also on the ground floor lies a double bedroom, a spacious formal dining room which could also be utilised as another bedroom and a stunning family bathroom, comprising a white WC, wash hand basin with storage below, a bath and shower enclosure with an 'iFlo' mains fed shower and wet wall panelling.

On the first floor lies 3 generous bedrooms, all with good built-in storage, there is also a great double door linen cupboard on the landing. A shower room comprises an ivory coloured WC, wash hand basin and shower enclosure housing a Triton electric shower.

Outside the rear garden is pet and child friendly, mainly laid to lawn with a patio/BBQ area and 2 sheds. There is also access to the workshop from the back garden as well as the front.



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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 £255,000

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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