



48 MacRae Avenue, Broadhill, NAIRN, IV12 5AJ

Offers Over £195,000

REF: 61332





This charming three-bedroom, end-terrace bungalow is located in the popular Broadhill area of Nairn, within walking distance of excellent facilities, including a golf course and the High Street. It is also within easy commuting distance of Inverness City and the Airport. In good condition throughout, the property benefits from double glazing, gas-fired central heating, off-street parking and a sea view. With well-proportioned rooms, this bungalow represents an ideal home for a family or someone looking to downsize.

The accommodation consists of: a hallway; a front-facing lounge with an ornamental electric fire set in a marble surround, providing a welcoming focal point; a well-appointed kitchen with a selection of base and wall-mounted units, complementary tiling to the splashback, a gas hob, electric oven, washing machine, and fridge freezer; a sunroom/dining area with views across the rear garden; three good-sized bedrooms; and a shower room with WC, wash hand basin, and level access electric-powered shower.

A garden area to the front of the property is mainly laid to gravel with some shrubs and bushes, while the fully enclosed rear garden is laid to lawn with shrubs and bushes, along with a paved patio providing an ideal venue for al fresco dining. There is also a garden shed and clothesline. To the side of the property, a gated driveway provides ample off-street parking and leads to the garage, which has light and power.

The highly popular seaside town of Nairn provides excellent facilities, including a supermarket, hotels, restaurants, banks, a Post Office, library, community hospital, and a thriving High Street with a good selection of retail outlets. The town also boasts a delightful beach, marina, and two golf courses. Primary education is provided at Rosebank Primary School, and secondary education is provided at Nairn Academy.

Kitchen	3.05m x 1.92m (10'0 x 6'3)	Bedroom 2	3.44m x 2.90m (11'3 x 9'6)
Lounge	4.52m x 3.70m (14'9 x 12'2)	Bedroom 3	2.97m x 2.24m (9'9 x 7'3)
Sun Room/ Dining	2.83m x 2.56m (9'3 x 8'5)	Shower Room	1.89m x 1.93m (6'2 x 6'3)
Bedroom 1	3.34m x 3.24m (10'11 x 10'8)	Garage	4.49m x 3.06m (14'9 x 10'0)



General

All floor coverings, light fittings, washing machine, and fridge freezer are included in the asking price.

Services

Mains water, drainage, electricity, and gas.

Council Tax

TBA

EPC Rating

N/A

Post Code

IV12 5AJ

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/EB/KENZ1255/1

Price

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Directions

From Inverness City, take the A96 and continue to Nairn. Continue through Nairn on King Street until you reach the mini roundabout, taking the third exit to stay on the A96. At the lights, turn right into View Road, then take the 1st left into MacRae Avenue. The property is further along on the left-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

