



72 Wyvis Drive, NAIRN, IV12 4TP

Offers Over £250,000

REF: 61148





This deceptively spacious, four-bedroom bungalow enjoys a corner plot in the highly popular seaside town of Nairn, conveniently close to the town centre and is within easy commuting distance of Inverness. The property benefits from double glazing, gas fired central heating, a private rear garden, off-street parking and garage. With ample storage and well-proportioned rooms, this property represents a very comfortable family home. Viewing is highly recommended to fully appreciate this bungalow and desirable location.

The accommodation consists of; an entrance vestibule with cloak cupboard; front facing lounge with dining area and electric fire set in an ornamental surround providing a welcoming focal point; kitchen split into two areas, one with base units, washing machine, dryer and fridge freezer, the other area has a selection of base and wall mounted units, complementary tiling to splashback, dishwasher, Belling Range Cooker with gas burners and electric ovens, store cupboard and door giving access to the rear garden; double bedroom with store cupboard and patio doors giving access to the rear decked area and currently utilised as a sitting room; three further bedrooms all with fitted storage and bathroom comprising a three piece suite and free standing electric powered shower.

The bungalow sits within good sized garden ground, mainly laid to grass with a good selection of mature shrubs and bushes. A paved patio and decked area provide an ideal venue for al fresco dining or where you can sit and enjoy the sunshine. There is also a rotary clothes dryer, garden shed and covered storage area. A driveway to the front of the property provides ample off-street parking and leads to the single garage which has light, power and up & over door.

The property is within easy walking distance of a Spar store which offers some provisions, ideal for daily requirements. Facilities in the town of Nairn include supermarkets, Post Office, bank, hotels, restaurants, community hospital and a thriving High Street offering an excellent range of retail outlets. Nearby there is also a championship golf course, marina and delightful beach. Primary education is provided at Millbank Primary School or Rosebank Primary School while Secondary education is provided at Nairn Academy, all of which are within very easy reach.

Inverness, the main business and commercial centre in the Highlands, is within very easy commuting distance and offers extensive shopping, leisure, and entertainment facilities along with excellent road, rail, and air links to the South and beyond.

Entrance Hall **2.03m x 1.49m (6'8 x 4'11)**
Kitchen **5.48m x 2.30m (18'0 x 7'6)**
Lounge/Diner **8.04m x 3.49m (26'5 x 11'5)**
Bedroom 1 **3.62m x 2.92m (11'11 x 9'6)**

Bedroom 2 **2.79m x 3.28m (9'2 x 10'9)**
Bedroom 3 **3.32m x 2.47m (10'11 x 8'0)**
Bedroom 4 **3.59m x 2.61m (11'9 x 8'6)**
Bathroom **2.35m x 2.31m (7'9 x 7'6)**



General

All floor coverings, light fittings and white goods are included in the asking price.

Services

Mains water, drainage, gas and electric.

Council Tax

Council Tax Band E

EPC Rating

C

Post Code

IV12 4TP

Entry

By mutual agreement.

Viewing

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

Reference

GRM/JD/MATH0288/1

Price

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Directions

From Inverness City take the A96, as you enter the town of Nairn opposite the woodland, turn left into Pinewood Avenue, at the T- junction turn left and the property is further along on your right-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.

