



Seaforth, Lochloy Road, NAIRN, IV12 5AF

Offers Over £335,000

REF: 61237





This deceptively spacious, three-bedroom, detached bungalow is located in the popular Lochloy area of Nairn, just across the street from the acclaimed Nairn Dunbar Golf Club. The property benefits from double glazing, gas fired central heating and a large private rear garden. Although in need of some upgrading, once completed this property would represent a very comfortable family home.

Viewing is highly recommended to fully appreciate this charming property which offers ample storage, well-proportioned rooms and a truly enviable location.

The accommodation consists of: entrance vestibule leading into the main hallway which has a large store cupboard and gives access to the generous fully floored attic space which is reached via a drop down ladder; a front facing lounge with bay window; dining room with wood flooring and patio doors opening to a decked area; kitchen with a selection of base and wall mounted units, free standing gas cooker, tumble dryer, fridge and store cupboard with washing machine; rear hallway and office; three double bedrooms, two with fitted storage; bathroom comprising a three piece in white with electric powered shower over the bath; shower room with a two piece suite and level access mains fed shower.

The property sits within a very generous private plot, mainly laid to grass and well populated with mature shrubs and bushes. To the rear of the property a decked area provides an ideal area for al-fresco dining and entertaining. 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 rear garden offers scope for further development given the necessary planning consents.

The highly popular seaside town of Nairn provides excellent facilities and include a supermarket, hotels, restaurants, banks, Post Office, library, community hospital and 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 Millbank Primary School and Secondary education is provided at Nairn Academy.

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 vestibule	1.82m x 1.17m (6'0 x 3'9)	Bedroom 3	4.49m x 3.98m (14'9 x 13'0)
Kitchen	4.75m x 2.88m (15'6 x 9'5)	Office	3.43m x 1.36m (11'3 x 4'6)
Lounge	6.37m x 3.82m (20'11 x 12'6)	Rear Hall	2.44m x 1.16m (0'0 x 0'0)
Dining	5.54m x 2.51m (18'2 x 8'3)	Shower Room	2.88m x 1.10m (9'5 x 3'6)
Bedroom 1	3.47m x 4.29m (11'5 x 14'0)	Bathroom	3.46m x 1.80m (11'3 x 5'11)
Bedroom 2	4.26m x 3.42m (14'0 x 11'3)		



General

All light fittings, curtains, blinds and white goods are included in the asking price.

Services

Mains water, drainage, electric and gas.

Council Tax

Council Tax Band F

EPC Rating

D

Post Code

IV12 5AF

Entry

By mutual agreement

Viewing

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

Reference

AG/JD/PRIT0015/2

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 staying on A96. At the lights, turn left onto Lochloy Road. Continue along this road until you reach the Dumbar Golf club on your left and the property is directly opposite on the right.

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

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

