



MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS
www.munronoble.com



**98 Lawrie Drive
Nairn
IV12 5TY**



Built by Springfield Homes to their Culbin design and completed in 2018, this immaculate, four bedroom detached villa will suit anyone looking for a family sized home in the popular seaside town of Nairn. Offering many pleasing features including double glazing, gas central heating, gardens, off-street parking and an integral single garage viewing is recommended.

Immediate entry available.

OFFERS OVER £355,000

HSPC Reference: 58240

**The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com**





PROPERTY

Occupying an enviable plot within the development which backs onto woodland viewing of the detached villa is highly recommended. The accommodation within is well proportioned, well presented and is spread over two floors. On the ground floor can be found an entrance vestibule, a lounge with picture windows, a sitting room, a WC and an open plan kitchen/dining room with sunroom, and a utility room from which the integral single garage can be accessed. On the first floor can be found the family bathroom and four bedrooms, all having fitted storage facilities and two of which also boasting en-suite shower rooms.

GARDENS

The garden to the front is laid to grass and there is a block paved driveway that provides ample space for off street parking and which leads to the integral single garage. The rear garden is fully enclosed by wooden fencing, laid to grass and has an area laid to patio.

LOCATION

Nairn is a vibrant Victorian town and a popular holiday destination. The town provides a variety of shops and services including primary and secondary schools, hotels, supermarkets, banks and restaurants. The town also has a library, community centre, sports centre and swimming pool. There are also two championship golf courses to choose from. Inverness airport is located approx. 12 miles away. The city of Inverness is only a short drive away and offers all the amenities you would expect from a major city, with a variety of restaurants, shopping and services.

GENERAL DESCRIPTION

The double glazed front door opens onto the entrance vestibule.

ENTRANCE VESTIBULE

Approx 1.83m x 2.26m

The vestibule has a radiator, is carpeted and has double doors that give access to a cloak cupboard. A glazed door gives access to the hall.



HALL

The hall is also carpeted, has a radiator, glazed doors to the lounge, the sitting room, the kitchen/dining room and doors to two under stairs storage cupboards and the WC. Carpeted stairs rise from here to the first floor landing.

LOUNGE

Approx 4.18m x 5.34m

The carpeted lounge has a radiator and has picture windows to the front elevation.

WC

Approx 2.02m x 1.78m

This room comprises a fitted WC and wash hand basin. It has an extractor fan, a ladder radiator, partially tiled walls and vinyl flooring.

SITTING ROOM

Approx 3.28m x 3.59m

The carpeted sitting room has a window to the side elevation and as a radiator.

OPEN PLAN KITCHEN/DINING ROOM

Approx 7.27m x 3.58m

The kitchen/dining room and the sunroom that is open plan with it have both been fitted with tile effect laminate flooring. The dining area has a radiator and the kitchen area comprises wall and base mounted units with worktops, kick plate lighting, a breakfast bar and a 1 ½ bowl stainless steel sink drainer with mixer tap. The integrated appliances consist of a 5 ring gas hob with extractor over, a microwave, a dishwasher and an electric double oven. There is space for an American style fridge freezer, a window that is to the rear elevation and a door that opens onto the utility room.

SUNROOM

Approx 3.80m x 2.83m

The sunroom has windows to the rear and both side elevations and has double glazed double doors to the patio area in the rear garden.

UTILITY ROOM

Approx 1.82m x 2.27m

Having a continuation of the flooring from the kitchen this room comprises wall and base mounted units with worktops, a stainless steel sink drainer with mixer tap and has plumbing for a washing machine. It has a radiator, a window to the rear, a door to the garage and a double glazed door to the rear garden.

GARAGE

Approx 3.19m x 5.98m

The integral single garage has an up and over door, power and lighting.

LANDING

The carpeted landing has a radiator and doors to all four bedrooms, the bathroom and a storage cupboard.

BEDROOM ONE

Approx 3.63m x 3.47m

This bedroom is carpeted, has a radiator, a window to the front elevation and has a double fitted wardrobe with mirrored sliding doors, a triple fitted wardrobe with sliding doors and there is a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx 1.84m x 2.03m

This room has vinyl flooring, a ladder radiator, an extractor fan and a Velux window that is to the rear elevation. It comprises a fitted WC and wash hand basin and a tiled shower cubicle. The walls of this room are partially tiled.

BEDROOM TWO

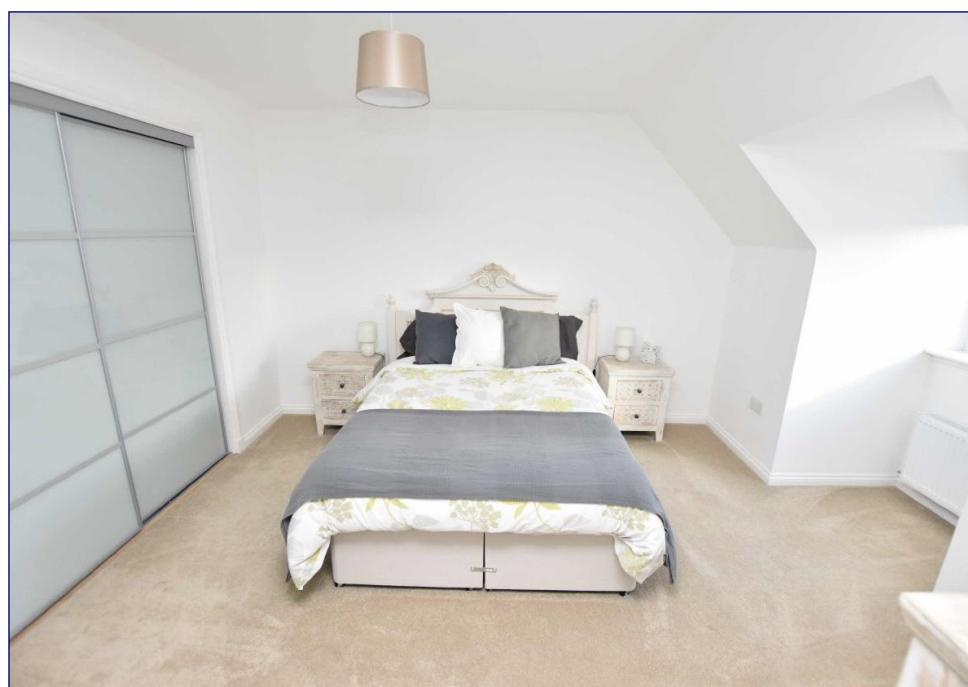
Approx 4.17m x 3.39m

This carpeted bedroom has a window to the front elevation, a radiator and has a door to a walk-in wardrobe (approximately 1.93m x 1.83 m and which is carpeted m, has a radiator, hanging rails and open shelving) and a further door that gives access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx 2.11m x 1.79m

Having vinyl flooring, a ladder radiator, an extractor fan and a Velux window that is to the side elevation this shower room comprises a fitted WC and wash hand basin and a tiled shower cubicle.



BEDROOM THREE

Approx 3.09m x 2.86m

The third bedroom has a window to the side elevation, a radiator, is carpeted and has a fitted wardrobe.

BEDROOM FOUR

Approx 2.47m x 2.86m

This carpeted bedroom has a window to the rear elevation, a radiator and a fitted storage cupboard.

BATHROOM

Approx 2.70m x 3.25m

The family bathroom has vinyl flooring, partially tiled walls, a ladder radiator, an extractor fan and there is a window to the side elevation. It comprises a fitted WC and wash hand basin and a bath that has a shower over.

SERVICES

Mains water, electricity, gas and drainage.

HEATING

Gas central heating.

GLAZING

Double glazed windows throughout.

EXTRAS

All carpets, fitted floor coverings, curtains and blinds (to be confirmed).

VIEWING

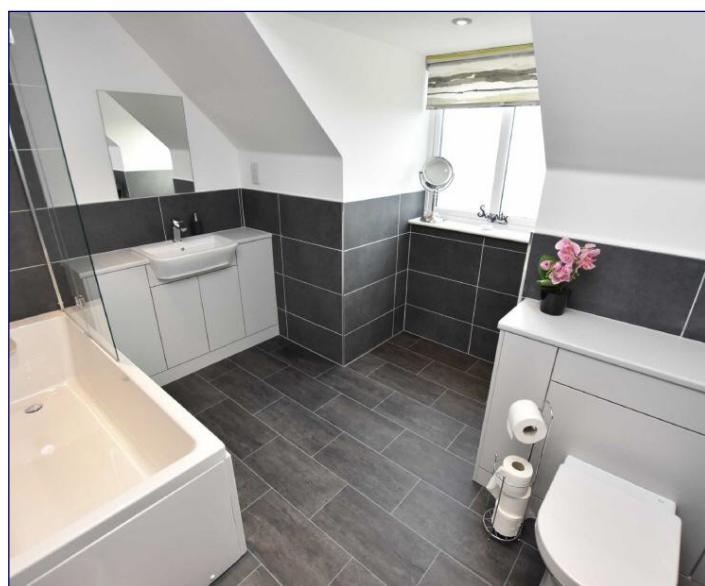
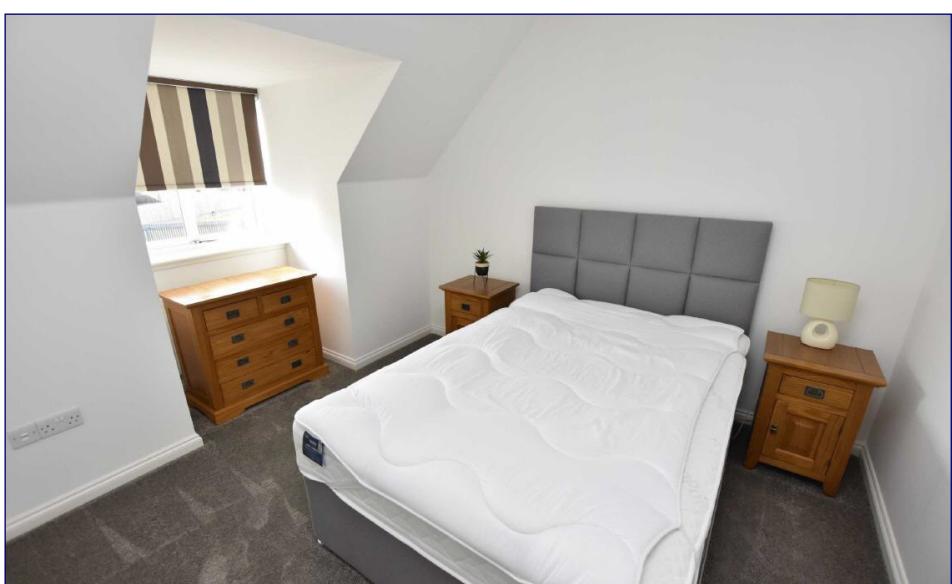
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

Immediate entry available.

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rescile on the grounds of an alleged mis-statement herein or in any advertisement.