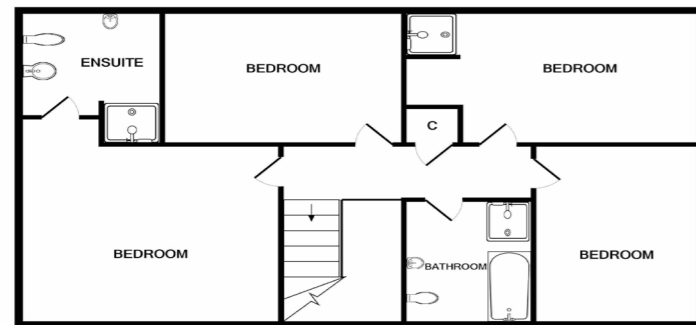


GROUND FLOOR



1ST FLOOR

Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas radiator central heating throughout

Glazing

Double glazing

Council Tax Band

G

Viewing

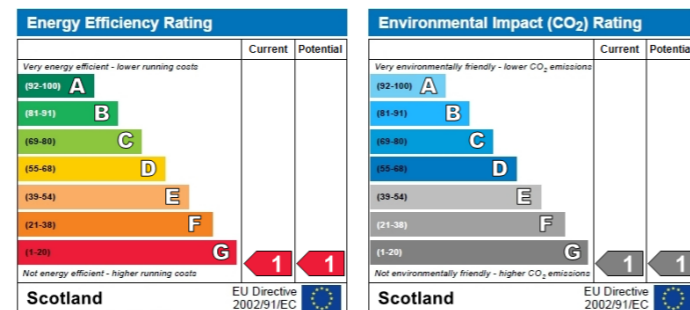
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £340,000
A full Home Report is available via Munro & Noble - property@munronoble.com



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.



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



Seabank Villa, 2 Seabank Road Nairn IN12 4ES

A substantial four/ five bedroom detached villa located in the sought after west end of Nairn within walking distance of both the beach and the town centre. The property has double glazing, gas central heating, a single garage and a south facing rear garden with garden room.

OFFERS OVER £338,500

hspc HSPC Reference: xxxxx
 The Property Shop, 47 Church Street, Inverness
property@munronoble.com
 01463 22 55 33
 01463 22 51 65

Property Overview

- Detached
- 4/5 Bedrooms
- 2/3Receptions
- 2 Bathrooms
- Garden
- Gas
- Garage



Lounge



Living Room



Kitchen



Bedroom One





Garden



Dining Room

Property Description

Located on the desirable Seabank Road in the in the prestigious west end of Nairn, this substantial four/five bedroom detached villa would suit anyone looking for a family sized home and those looking for a property that has B&B potential. It is fully double glazed, has gas central heating, off-street parking, a south facing rear garden with garden room and boasts a detached single garage. Only by viewing can one fully appreciate the size of the accommodation on offer, that comprises, on the ground floor, an entrance hall, a lounge with bay window and a gas fire, a dining room that could be utilised as a fifth bedroom, a living room with patio doors to the well-kept rear garden, a WC and a generous kitchen/diner with utility room off. On the first floor the master bedroom (with wardrobes that are being included in the sale) and its en-suite shower room can be found, along with three further bedrooms and the family bathroom that has both a bath and a shower cubicle. Bedroom three has a multi-jet shower cubicle and bedroom four has fitted bedroom furniture. Externally, the property has a gravel driveway to the front that provides ample space for off street parking for a number of vehicles and has some raised flowerbeds. To one side can be found a detached, single, timber garage with power, lighting and which has a garden room to the rear that overlooks the well-tended, south facing, rear garden. The rear garden incorporates areas of lawn, patio and stocked flowerbeds and located here are both a potting shed and a greenhouse. Nairn is a vibrant Victorian town and a popular holiday destination that 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.



Bedroom Two



Bedroom Three

Rooms & Dimensions

Entrance Hall

- Lounge approx. 5.35m x 5.71m
- Dining room/ Bedroom 5 approx. 2.85m x 4.33m
- Living Room approx. 4.18m x 4.57m
- WC approx. 2.13m x 1.69m
- Kitchen/Diner approx. 4.86m x 5.23m
- (at widest points)
- Utility Room approx. 2.38m x 1.59m

Landing

- Bedroom one approx. 5.06m x 4.58m
- (at widest points)
- En-suite approx. 1.99m x 2.75m
- (at widest points)
- Bedroom two approx.. 4.05m x 2.89m
- Bedroom three approx. 2.89m x 5.24m
- (at widest points)
- Bedroom four approx. 4.17m x 3.18m
- Family Bathroom approx. 2.07m x 3.10m
- Garage approx. 5.98m x 2.98m



Bathroom



WC