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solicitors and estate agents

19 View Road, Nairn, IV12 5AH
Offers over £125,000

Contact us on 01479 874800 or visit www.massoncairns.com

A delightful two bedroom semi-detached bungalow with large gardens and some sea views located in a much sought after quiet residential neighbourhood in this popular seaside town. The property offers fantastic value and potential with accommodation arranged over one level comprising of a bright hallway, lounge with open fire, fresh kitchen with great amenity, two double bedrooms and a shower room. 19 View Road would suit a variety of purchasers and would make an ideal first purchase or as an easily maintained second / investment home close to all the amenities of this popular resort town. Energy Performance Certificate Rating E, Council Tax Banding B

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Nairn

Known for its dry and sunny climate, Nairn is a vibrant Victorian town and a popular holiday destination. It has a good range of shops and professional services as well as two museums, an art gallery, and excellent restaurants. The town also has a sports centre, tennis club, swimming pool, riding centre and cricket pitch, all within a short walk from the property. The harbour is home to a marina and sailing club. In addition to the two Nairn championship golf courses, golf is also conveniently available at Royal Dornoch, Spey Valley and the Castle Stuart Golf Links. There is salmon fishing on the Rivers Nairn, Findhorn and Spey and shooting is readily available on local estates. The beautiful Spey Valley with its Whisky trail and the ski slopes at the Cairngorms and The Lecht are all within easy driving distance. Inverness provides a range of retail parks and supermarkets as well as many entertainment, cultural and medical facilities expected of the Highland Capital. Inverness Airport, approximately 10 minute drive away, has regular daily flights to London and other UK and International destinations.

Hallway

A quality white UPVC door leads in to the cosy hallway which provides access to the lounge, shower room and both bedrooms. There is a low level cupboard housing the electric meter, a radiator, ceiling lighting, carpet flooring, smoke alarm, carbon monoxide detector, access to the attic and the Scottish Gas Central heating and hot water controls and thermostat are placed here.

Lounge

4.53m x 3.84m 14'10" x 12'7"

A comfortable lounge enjoying a window to the front offering views of the garden and over to the beautiful blue sea beyond. The lounge centres around an open fire with tiled hearth, surround and mantle which currently situates a coal effect electric fire and there is a low level cupboard allowing storage, a radiator,

carpet flooring and ceiling lighting.

Kitchen

3.10m x 2.02m 10'2" x 6'8"

This light kitchen offers a range of white wall, drawer and base units with complementary worktop. Integrated within the kitchen is a Beko oven / grill and a Cooke & Lewis hob and there is an Lec fridge, Lec freezer, Hotpoint washing machine and a slimline Curry's Essential dishwasher. A charming black sink with twin taps is situated at a rear window allowing lovely garden views and a UPVC door allows access out into the rear garden. There is vinyl flooring and ceiling lighting.

Bedroom One

3.16m x 3.37m 10'4" x 11'1"

An attractive double bedroom benefitting from a window to the rear overlooking the private garden. There is laminate flooring, radiator and ceiling lighting.

Bedroom Two

3.16m x 3.20m 10'4" x 10'6"

A charming double bedroom enjoying a window to the front overlooking the garden and benefitting from a shelved press cupboard allowing great storage. There is laminate flooring, radiator and ceiling lighting.

Shower Room

2.02m x 1.77m 6'8" x 5'10"

A delightful shower room comprising of WC, pedestal wash hand basin with twin taps and a generous shower area with a low level folding shower screen and curtain housing a Mira Advance thermostatic ATL electric shower all surrounded with fresh wet wall and wet room flooring. There is an opaque window to the rear, extractor, ceiling lighting, radiator and a Dimplex high level wall heater.

Outside

Two wrought iron gates open into the garden and paved paths lead to the front entrance and around the side of the property to the rear entrance. The front garden is mainly laid to lawn, bordered by flower beds and is surrounded by a low level wall. A particular feature of the property is the further spacious lawn area which encompasses the side and rear and is edged by wire fencing. There are garden sheds allowing good storage as well as a stone coal bunker.

Services

It is understood that the property is served by mains water, drainage and electricity. There is gas fired heating.

Home Report

To obtain a copy of the home report, please visit www.massoncairns.com where an online copy is available to download.
EPC Band E

Entry

By arrangement

Price

Offers over £125,000 are invited

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
Strathspey House
Grantown on Spey
Moray
PH26 3EQ
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Email: property@lawscot.com
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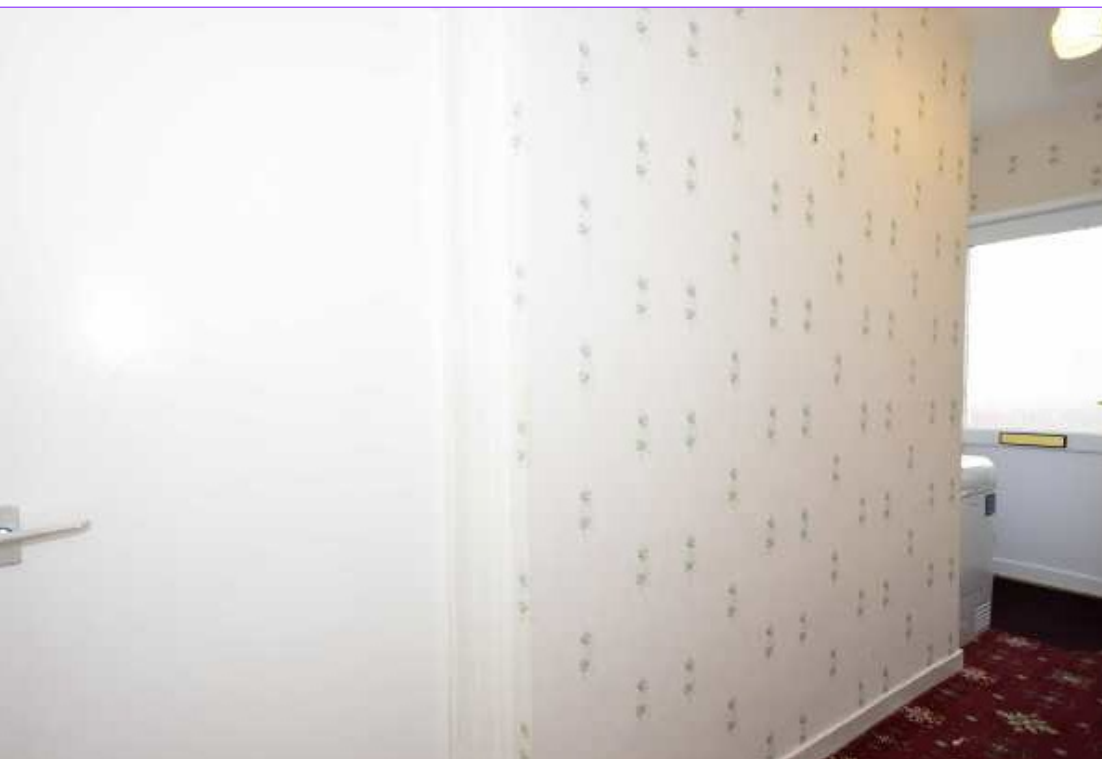
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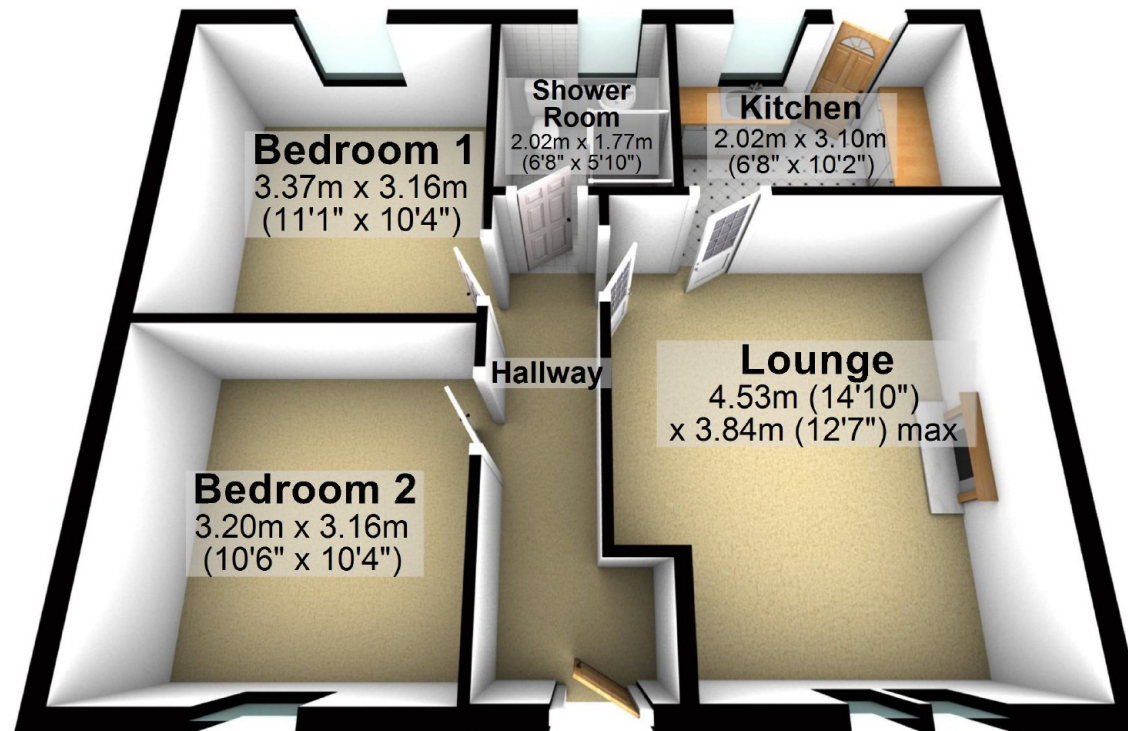




Nairn Beach



Ground Floor



Plans not to scale, for illustration only



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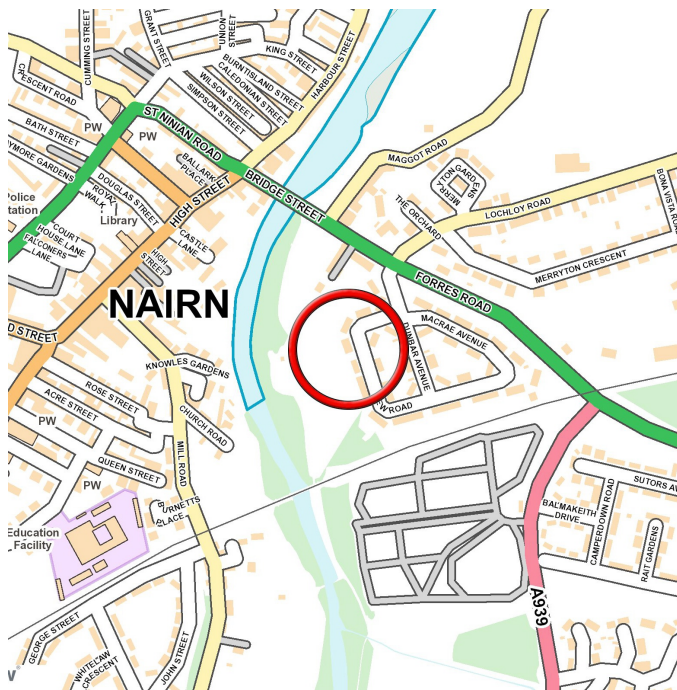
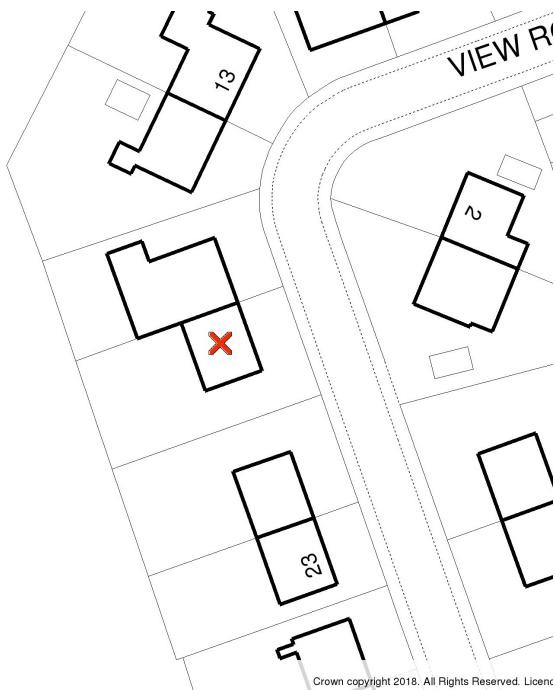
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**While the above particulars are believed to be correct
they are not guaranteed and all offerors must satisfy
themselves on all matters**



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