

**Seabank Villa, 2 Seabank Road  
Nairn  
IV12 4ES**



Located on the desirable Seabank Road in the in the prestigious west end of Nairn, this excellent four bedroom detached villa would suit anyone looking for a family sized home. It is fully double glazed, has gas central heating, off-street parking, a detached single garage and benefits from a master bedroom with en-suite shower room. Only by viewing can one fully appreciate the accommodation on offer.

**OFFERS OVER £340,000**

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



#### PROPERTY

Seabank Villa has accommodation spread over two floors with the ground floor comprising of an entrance vestibule, an entrance hall, a lounge, a dining room, a garden room, a kitchen/breakfast room with utility off and a WC. On the first floor can be found, four bedrooms (of which the master having an en-suite shower room and a further bedroom having a shower cubicle) and the family bathroom. The property also features gas central heating, double-glazed windows and a detached single garage. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a family size home.

#### GARDENS

The garden grounds surround the property, with the front being of low maintenance as it is laid to gravel with mature trees, shrubs and flowers. A driveway provides ample space for off-street parking and is fully enclosed by walling and wooden fencing. To the rear lies an attractive and well-stocked garden which is mainly laid to grass with some gravel and a paved path which leads to a patio area and the single garage. There is also a wooden summer house with power and lighting, a greenhouse and potting shed. Fully enclosed by walling, hedging and wooden fencing, the rear garden is not overlooked and is perfectly positioned to take advantage of the sunshine.

#### 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 2.14m x 1.01m

The entrance vestibule is carpeted and a glass pane door opens onto the entrance hall.

#### ENTRANCE HALL

The carpeted hall has a radiator, and there are doors to the lounge, the dining room, the kitchen,

the garden room and a WC. From here, carpeted stairs rise to the first floor landing.

#### LOUNGE

Approx 5.35m x 5.71m

This lounge is generous in size and has a bay window to the front elevation. It is carpeted, has a radiator and providing a focal point is a feature gas fire with mantle piece.

#### DINING ROOM

Approx 2.85m x 4.33m

Providing space for formal dining, this room has a window to the front elevation, a radiator and is carpeted.

#### KITCHEN/BREAKFAST ROOM

Approx 4.86m x 5.23m (At widest point)

This impressive room provides plenty of space for breakfasting and comprises Ashley Ann wall and base mounted units, a dresser, worktops with black marble effect and a stainless steel sink with drainer and mixer tap. The integral goods included in the sale consist of a dishwasher, a washing machine and a gas range cooker with hood over and a double oven. There is a radiator, two windows to the rear elevation and is completed with Karndeans flooring. From here there is a door to the utility room.

#### UTILITY ROOM

Approx 2.38m x 1.59m

Accessed from the kitchen/breakfast room, this room has wall and base mounted units, worktops, Karndeans flooring and houses the boiler. From here, a double-glazed door opens onto the side elevation.

#### GARDEN ROOM

Approx 4.18m x 4.57m

The garden room has a modern feature gas fire with mantle piece and is carpeted. There is a radiator and a double-glazed sliding door opens onto the rear garden.

#### WC

Approx 2.13m x 1.69m

This room comprises a WC and wash hand basin within a vanity unit. It has a radiator, vinyl flooring and doors to an under-stair storage cupboard.

#### LANDING

The first floor landing is carpeted, has a window to the rear elevation. There are doors to all four bedrooms, the family bathroom and a shelved airing cupboard, which houses the water cylinder. Loft access can be found here.



### BEDROOM ONE

Approx 5.06m x 4.58m (At widest point)

Boasting an en-suite shower room, the spacious master bedroom has a radiator, a window to the rear elevation and is carpeted. From here, a 15 glass panel door provides access to the en-suite.

### EN-SUITE SHOWER ROOM

Approx 1.99m x 2.75m (At widest point)

Having vinyl flooring, a radiator, an extractor fan and a window to the front elevation, this shower room comprises a WC, a bidet, a wash hand basin and a wet-walled shower cubicle.

### BEDROOM TWO

Approx 4.05m x 2.89m

Carpeted bedroom two has a radiator and a window to the front elevation.

### BEDROOM THREE

Approx 2.89m x 5.24m (At widest point)

The third bedroom has a radiator, a window to the side elevation and is carpeted. It boasts a jet shower within a wet-walled shower cubicle and has an extractor fan.

### BEDROOM FOUR

Approx 4.17m x 3.18m

Bedroom four has a window to the rear elevation overlooking the garden, a radiator and is carpeted.

### BATHROOM

Approx 2.07m x 3.10m

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

### GARAGE

Approx 5.98m x 2.98m

The detached single wooden garage has an up and over door, power and lighting. There are two windows to the side elevation and a door provides pedestrian access.

### SERVICES

Mains water, gas, electricity and drainage.

### HEATING

Gas radiator central heating.

### GLAZING

Double glazed windows throughout.

### EXTRAS

All carpets, fitted floor coverings, curtains and blinds. Wooden summer house, greenhouse and potting shed.

### VIEWING

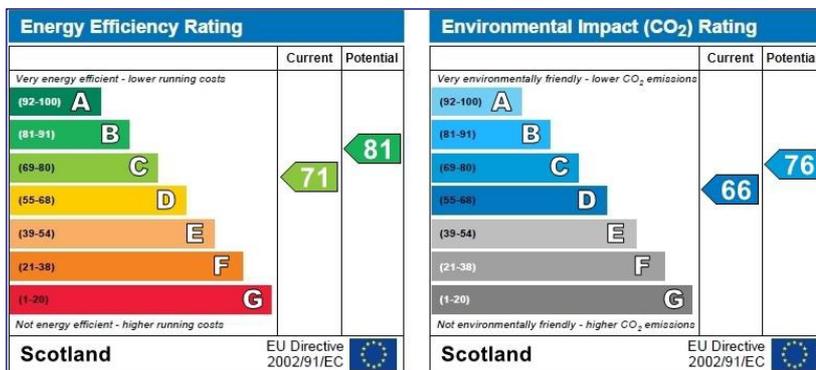
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

### ENTRY

By mutual agreement.

### 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 rely on the grounds of an alleged mis-statement herein or in any advertisement.