

3 Delnies Place, Nairn, IV12 5EX



£235,000 Offers Over

Type: Detached

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Full Details

Excellent opportunity to purchase an immaculate 3 bed detached bungalow, with garage conversion in the much sought-after seaside town of Nairn.

The rarely available bungalow comprises of a spacious family Lounge with large windows that let in plenty of light it features an open plan dining area which has ample room for a family table and chairs this leads on to the modern kitchen at the back property which features integrated oven with gas hob, dishwasher, and fridge freezer. The property has 3 good sized bedrooms all with ample storage space for the modern-day family as well as family bathroom. The hall also features plenty of storage.

Outside, there is a large driveway to the front. The rear garden is fully enclosed and has a beautiful patio which currently hosts a hot tub and table and chairs the back garden is mostly laid to lawn and has two large sheds which are great for storage It is also south facing meaning the sun is there most of the day.

The previous detached garage has been converted to the ideal holiday let type accommodation with its living/kitchen area bedroom and en suite bathroom this unique property really must be seen to appreciate. Overall, this lovely property would be an ideal purchase for those looking for a modern family home in walk in condition.

Property Location: The property is set in the seaside town of Nairn. This area is particularly popular and renowned for its outstanding scenery and extensive local amenities. Known for its dry, sunny climate and beautiful beaches, Nairn is a vibrant Victorian town and a popular holiday destination. The town provides a variety of shops and professional services including primary and secondary schools, hotels, supermarkets, banks and restaurants. The town also has a library, community centre, sports centre and swimming pool. The harbour is home to a small fishing fleet, marina and sailing club. There are two world class championship golf courses in the area both hugely popular with golfers worldwide. The famous Castle Stuart Golf Course is also nearby which has hosted the Scottish Open. Inverness airport which offers regular flights to the south and to parts of Europe is 12 miles away. The city of Inverness is only a 15 mile drive away, and is known as the capital of the Highlands. This thriving and expanding city offers all the amenities you would expect from a major city, with excellent restaurants, good shopping and continuing development.

Council Tax: Band. EPC: Band C.

Extras: All fitted floor coverings, fixtures and fittings. Fitted window blinds. All integrated appliances including gas hob, electric oven, extractor fan. **Services:** Mains gas, electricity, water and drainage. Telephone, satellite and broadband.

Entry: Immediate entry available. **Viewings:** Direct with Smart Moves.

Property Features

- ✓ 3 Bedroom detached bungalow
- ✓ Sought after seaside town of Nairn
- ✓ Walk in condition
- ✓ Detached garage conversion
- ✓ Holiday let potential
- ✓ Large driveway and garden
- ✓ Walk in condition

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