

23 Lochloy Crescent, Nairn, IV12 5BD



This superb four bedroom detached house is situated in the popular Lochloy area of Nairn and within easy walking distance of the town centre, seaside and popular Nairn Dunbar Golf Club. The property is also located within a short commuting distance of the Highland capital of Inverness.

DETACHED HOUSE

**THREE LARGE DOUBLE BEDROOMS
& ONE SINGLE**

EXCELLENT CONDITION

QUIET RESIDENTIAL AREA

DOUBLE GARAGE

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND F

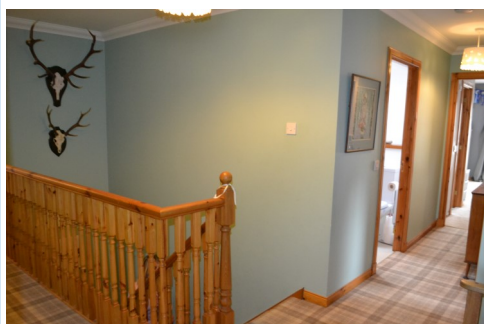
**Offers Over
£380,000**



The front door opens to a spacious hallway with lots of original features which leads to all of the ground floor accommodation. Off the hallway can be found a good sized, nicely decorated w.c. To the front of the property can be found a large lounge with flame effect gas fire which creates a lovely focal point to the room. There is a large bay window to the front overlooking the garden. There is also a good sized Study located next to the Lounge which could be used as a further Bedroom.

The Kitchen/diner is a very spacious and bright room with double aspect floor to ceiling windows allowing natural light to flood in and concertina doors leading to the back garden. The kitchen which has been supplied by Riverside Kitchens and has been fitted with high spec. modern wall and base mounted units with integrated double AEG oven together with an island preparation area incorporating a gas hob, storage units and a seating area all of which are finished to a very high standard.

The Kitchen also has a separate dining area with ample space for a large family dining table for all your informal dining requirements. From the kitchen there is access to the utility room with door leading to the back garden. Off the Utility Room can be found a "Boot Room" which creates an ideal storage space and has a door leading off into a large integral Double Garage. The property is fitted with high quality oak style flooring and doors throughout.



On the upper floor can be found three large Double Bedrooms and one single, all of which have built in wardrobes creating ample storage facilities and two of which incorporate bright and modern en-suite shower rooms with walk-in shower cubicles. There is a large family bathroom which is fitted with a three-piece suite in white and shower over the bath.

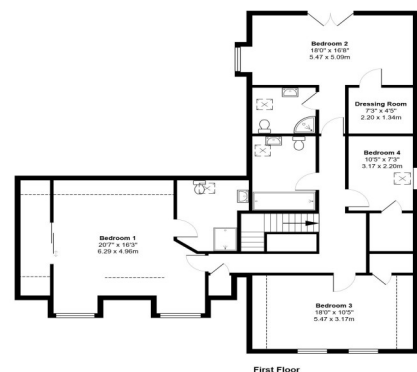
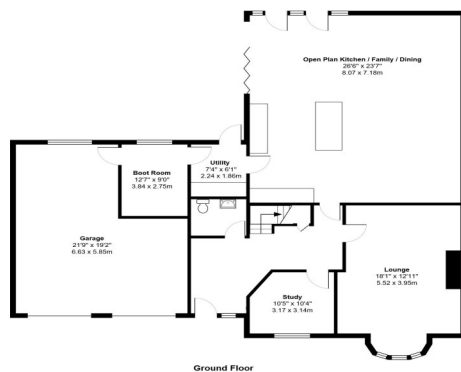


Outside the property there is a large loc bloc driveway to front with ample parking for numerous cars together with an area laid to lawn. The back garden is another large private, fenced area laid to lawn with a slabbed patio area creating a lovely space for all your entertaining requirements.

This is an immaculately presented property in a quiet residential area. An internal viewing is highly recommended.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Lounge: 5.52m x 3.95m (18'1" x 12'11")
- Kitchen/Diner: 8.07m x 7.18m (26'6" x 23'7")
- W.C.:
- Utility Room: 2.24m x 1.86m (7'4" x 6'1")
- Boot Room: 3.84m x 2.75m (12'7" x 9'0")
- Study: 3.17m x 3.14m (10'5" x 10'4")
- Master Bedroom (Bed. 1) 6.29m x 4.96m (20'7" x 16'3")
- En-Suite Shower Room: 3.02m x 2.44m (9'11" x 8'0")
- Bedroom 2: 5.47m x 5.09m (18'0" x 16'8")
- Dressing Room: 2.20m x 1.34m (7'3" x 4'5")
- En-suite Shower Room: 1.97m x 2.11 (6'6" x 6'11")
- Bedroom 3: 5.47m x 3.17m (18'0" x 10'5")
- Bedroom 4: 3.17m x 2.20m (10'5" x 7'3")
- Bathroom: 2.29m x 0.10m (7'6" x 6'11")
- Garage: 6.63m x 5.85m (21'9" x 19'2")



All measurements are approximate and for display purposes only.
SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.