

# MacNEILL & CRITCHLEY

Solicitors, Notaries & Estate Agents



## 12 HOUSEHILL MEADOWS, NAIRN, IV12 5SQ

Well maintained three bedroomed detached bungalow with conservatory and integral single car garage located in a small development in a peaceful semi-rural location on the southern outskirts of the Town of Nairn which offers a wide variety of shopping, leisure, community and educational facilities.

**Offers Over £220,000**

9 ARDROSS STREET. INVERNESS. IV3 5NP T: 01463 225000 F: 01463 225080  
W: [www.macneillcritchley.co.uk](http://www.macneillcritchley.co.uk) E: [property@macneillcritchley.co.uk](mailto:property@macneillcritchley.co.uk)



Ref: 44605

**Accommodation comprises:**

Lounge and connecting Dining Room, Conservatory, Kitchen, Three Bedrooms (one with En-Suite), Bathroom, good storage, garage, pleasant gardens and rural outlook to the rear.

Paved pathways approach a small flight of stairs which rise to the timber storm door which leads into the

**ENTRANCE VESTIBULE:** 1.31 metres x 1.27 metres (4'4" x 4'2")

Ceiling pendant light, 1 power point, glazed panel to the side of the door and alarm control point. From the vestibule a part-glazed internal door (with side glazed panel) opens into the

**L-SHAPED HALLWAY:**

2.65 metres x 1.42 metres (8'8" x 4'8") and 6.22 metres x 1.3 metres (20'6" x 3'9")

Ceiling pendant light, loft access hatch (accessed by means of a "Ramsay" style ladder), radiator and power points. Giving access to all rooms bar the Conservatory and containing one cloak cupboard with shelving and hanging rail storage space, one further good sized storage cupboard, again partly shelved and finally the airing cupboard with shelving and housing the hot water cylinder.



*Hallway*

**LOUNGE:** 3.78 metres x 5.24 metres (12'5" x 17'2")

A comfortably sized room with large window overlooking the attractively laid out garden and rural outlook. Radiator, two ceiling pendant lights, power points, Coal effect living flame gas fire, marble surround and hearth and hard wood mantle.



*Lounge*

Connecting to the



*Lounge*

**DINING ROOM:** 3.21 metres x 3.22 metres (10'6" x 10'7")

With doors opening into the Conservatory. One ceiling pendant light. Radiator, Carpet flooring and power points.



*Dining Room*

**CONSERVATORY:** 3.67 metres x 2.96 metres (12'1" x 9'9")

Access from the Dining Room; White UPVC Double glazed construction overlooking the well maintained and nicely laid out rear and side garden areas. A very pleasant relaxing room. Carpeted flooring and power points. Door opening on to the rear patio area.



*Conservatory*

**KITCHEN:** 3.06 metres x 4.33 metres (10'5" x 14'2")  
(including the footprint of the units)

With window to the rear elevation and patio area. Back door opening on to the rear patio area. Fitted with an array of modern floor standing and wall mounted birch wood effect units with contrasting polished steel handles and granite effect work surface and splash back areas. Fitted with an integral Bosch oven and grill, Hotpoint gas hob and extractor hood. Stainless steel double sink and drainer board. Fitted fridge, freezer, Hotpoint washing machine. Hot water control panel. Ceiling strip light. "Amtico" flooring.



**MASTER BEDROOM:** 2.85 metres x 3.52 metres  
(9'5" x 11'7")

Situated to the front of the property and with one window looking to the front garden. One radiator, ceiling pendant light, carpeted flooring, power points, good sized double wardrobe with storage, hanging and shelving space and mirrored sliding doors.



**EN SUITE SHOWER ROOM:** 1.65 metres x 1.55 metres (5'5" x 5'1")

(including the footprint of the shower cabinet)  
"Amtico" tile effect flooring, tiled walls, Mira shower/shower cabinet. W.C. and wash hand basin. Shaving mirror and shaving strip light, extractor fan.

**BATHROOM:** 3.06 metres x 3.01 metres  
(10'5" x 10'1") (including the footprint of the shower cabinet and bath)

Bathroom suite comprising bath, wash hand basin, W.C. and separate shower cabinet, tiled walls, "Amtico" flooring, heated chrome effect towel rail. Ceiling pendant light, mirror with shaving strip light and one window to the front elevation.



**BEDROOM 2 (presently used as a STUDY):**

3.01 metres x 2.56 metres (10'1" x 8'5").  
Located to the front of the property. Ceiling pendant light, power points, carpeted flooring, one radiator, window to the front garden.

**BEDROOM 3:** 3.69 metres x 3.18 metres  
(12'1" x 10'5")

Located to the front of the property with one window overlooking the front elevation, radiator, carpeted flooring, ceiling pendant light, power points and double sized wardrobe accessed by sliding mirrored doors with shelving and hanging storage space.





#### **SINGLE CAR GARAGE:**

Accessed by means of a roller blind type door. Pedestrian door leading to side elevation. The garage has ample space for the parking of one car plus some additional storage space and also houses the modern British Gas boiler unit. Fitted with light and power.

#### **GARDEN:**

South facing back garden comprising a couple of paved patio areas, one of which is very sheltered for informal and relaxed outside dining/barbequing. The remainder of the garden is occupied by an array of shrub beds and graveled areas for ease of maintenance. The western perimeter of the property is demarcated by an old sandstone wall with some shelter afforded by mature trees toward the southern most perimeter of the property. Raised ornate beds. A paved walkway leads right around the house to the front garden which largely consists of two lawned areas. A tarmacked driveway leads to the single car garage. To the side elevation a graveled area provides space for the parking of two vehicles.

#### **PRICE:**

Offers Over £220,000 are invited

#### **DIRECTIONS:**

Head south from Nairn on the A939 leading to Granttown-on-Spey. Pass a modern housing development ("River Park") on your left and continue straight on to the very obvious sharp 90° left-hand bend. A narrow road leads off on your right from the apex of that bend. Travel along that narrow road and you will see very quickly on your left-hand side the entrance into Househill Meadows. Number 12 is on your right-hand side as you enter the development.

#### **NOTES:**

1. While these particulars are believed to be correct, they cannot be guaranteed and prospective purchasers are asked to satisfy themselves with regard thereto. Measurements are approximate and are given for general guidance only.
2. Interested Parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.



#### **SERVICES:**

Mains Water & Drainage. Gas. Electricity. Telephone.

#### **VIEWING:**

Strictly by appointment with the selling agents on 01463 225000

#### **ENTRY:**

By agreement

#### **POST CODE:**

IV12 5SQ



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