



Innes & Mackay

**14 Wyvis Drive, Achareidh  
Nairn, IV12 4SU**

- **THREE BED DETACHED BUNGALOW**
- **SOUGHT AFTER AREA OF NAIRN**
- **IDEAL FAMILY HOME**
- **CLOSE TO LOCAL AMENITIES**
- **LARGE REAR GARDEN WITH GARAGE**

**Offers Over  
£230,000**



## DESCRIPTION

Located in the popular and sought after Achareidh area of Nairn, this three bed detached bungalow offers spacious and generous accommodation throughout and benefits from a new fitted kitchen, boiler, log burner, soffets and gutterings, all adding to the condition of the property. There are gardens to both the front and rear with ample off road parking for a number of cars. Gas central heating and double glazed throughout.

## LOCATION

Nairn is a thriving seaside town with award winning sandy beaches, a harbour and two championship golf courses. There are a wide range of shops, supermarkets, cafes, restaurants, a community/arts centre and hospital. The abundance of leisure facilities includes tennis and squash courts, outdoor bowls and a fitness centre with indoor swimming pool. Primary schooling is provided at Rosebank or Millbank Primary, secondary pupils attend Nairn Academy. The highland capital city of Inverness lies approximately fifteen miles to the west, providing an extensive range of retail, leisure and entertainment facilities, in addition to road and rail links to the north and south. Inverness airport is only eight miles distant, opening up travel to several UK cities and international airports beyond.

## GARDENS

The gardens to the front are laid to gravel and enclosed with a small low rise hedge providing a pleasing external appearance to this property together with the mature trees and shrubs. Paved pathway leads to the front door and the driveway which provides ample off road parking for a number of cars, leads down to the side. Accessed via a wooden gate, the rear garden has a garage with shed attached to the rear and there is an additional storage shed currently utilised as a gym. A large log store provides fantastic additional storage and houses a two years worth supply of wood, peat and kindling.

## HALLWAY

4.7m x 4.2m (15'5" x 13'9")

The front door opens into the L-shaped hallway which provides access to the lounge, three bedrooms, wet room and kitchen. A built in cupboard provides good storage and a hatch allows one access to the partially floored loft space. Laminate flooring gives a pleasing finish.

## LOUNGE

4.31m x 3.80m (14'1" x 12'5" )

The lounge located to the front elevation is a comfortable room with a built in double cupboard providing good storage. Laminate flooring.

## KITCHEN

4.22m x 2.99m (13'10" x 9'9")

Located to the rear elevation, the newly fitted kitchen (currently still has the blue protective coating on) has a good range of white gloss floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side and below here is the washing machine. A feature of the kitchen is the log burning stove which sits on Caithness slate, providing excellent heat throughout the house. Sliding patio doors open out to the rear garden. Laminate flooring completes this room.

## MASTER BEDROOM

3.72m x 2.93m (12'2" x 9'7" )

The master bedroom located to the front elevation is a bright and airy double room and benefits from built in double wardrobe providing hanging space and storage. Laminate flooring.

## BEDROOM 2

3.97m x 2.57m (13'0" x 8'5")

The second bedroom located to the rear is a double room and benefits from built in wardrobes located behind folding concertina doors. Laminate flooring.



### **BEDROOM 3**

2.82m x 2.42m (9'3" x 7'11")

The third bedroom also located to the rear is laid with Laminate flooring and has a built in wardrobe providing good storage.

### **WET ROOM**

2.31m x 1.99m (7'6" x 6'6")

The Wet room is furnished with a wash hand basin, WC and walk-in mains shower enclosed with half height folding doors.

With a patterned window to the side, this room has a wall mounted mirrored front cabinet, extractor fan and is finished with wet wall giving a pleasing finish.

### **HEATING**

Gas central heating.

### **GLAZING**

Fully double glazed.

### **COUNCIL TAX**

Band D

### **EPC**

Band C71

### **EXTRAS INCLUDED**

All fitted carpets, curtains, blinds. All wood, peat and kindling contained in the wood store.

### **SERVICES**

Mains water, drainage, electricity, gas, telephone and TV points.

### **VIEWING ARRANGEMENTS**

Viewing is through Innes and Mackay property department (01463) 251200.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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