



# 1 Firhall Drive

Nairn, IV12 5QA

Fabulous 3 bedroom (one en-suite) detached two storey home with garage situated in the peaceful retirement village of Firhall on the western outskirts of the beautiful seaside town of Nairn. The spacious accommodation, which is in immaculate condition with quality fixtures and fittings, has been decorated in neutral tones throughout.



## Hallway

12'6" x 11'0" at widest point (3.83m x 3.36m at widest point)



## Cloak room

5'10" x 3'10" (1.80m x 1.19m)

## Lounge

15'6" x 12'8" (4.74m x 3.87m)

## Bedroom 1

11'4" x 13'0" x 4'4" x 3'3" (3.46m x 3.97m x 1.33m x 1.01m)

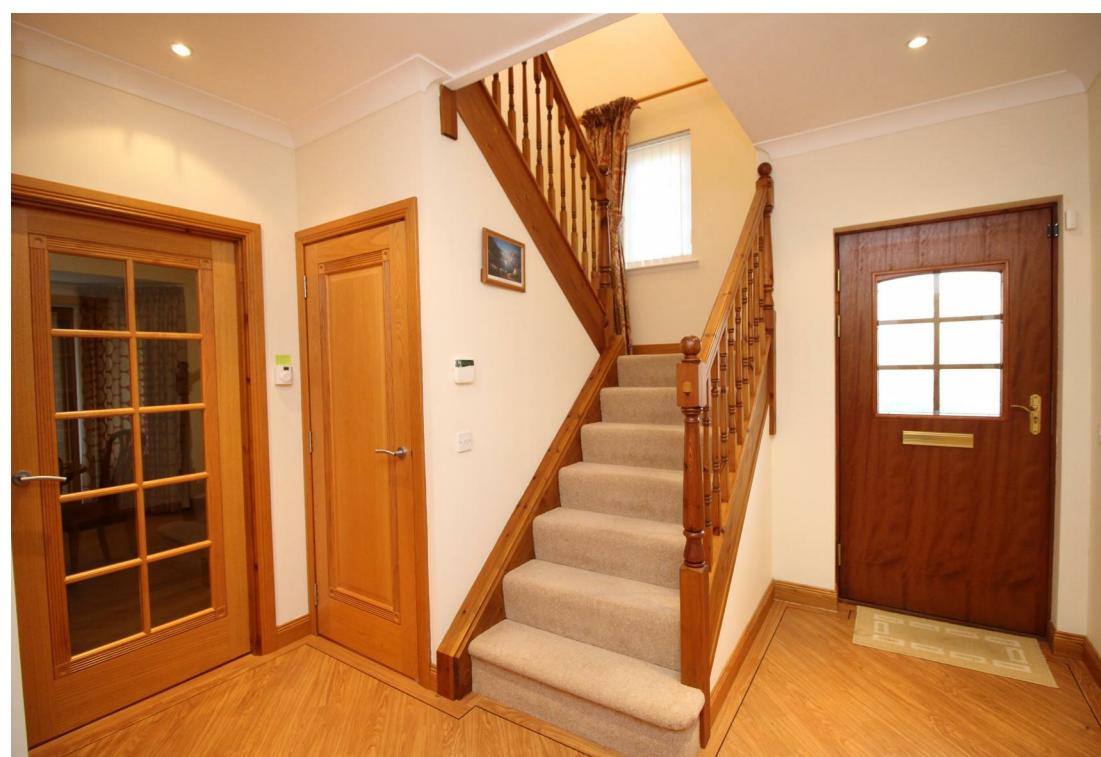
## En-suite shower room

6'10" x 6'9" (2.09m x 2.08m)

## Walk-in wardrobe

6'11" x 4'6" (2.11m x 1.39m)

## Open plan dining room/kitchen





## Dining room

13'11" x 10'7" (4.26m x 3.23m)

## Kitchen

11'9" x 8'0" (3.59m x 2.44m)

## Utility room

7'3" x 5'4" (2.22m x 1.63m)

## First floor hallway

6'2" x 7'8" x 4'1" x 3'4" (1.88m x 2.34m x 1.27m x 1.02m)

## Bedroom 2

10'8" x 11'2" (3.27m x 3.42m)

## Bathroom

5'11" x 6'10" (1.81m x 2.09m)

## Bedroom 3

11'8" x 11'2" (3.58m x 3.41m)

## Outbuildings

## Garden ground

## Extras

## Heating and glazing

## Services

## EPC Rating C

## Council Tax Band E

## Restrictions

## Factors

The accommodation on the ground floor comprises the hallway, cloakroom, lounge, open plan dining room/kitchen, utility room and bedroom with en-suite shower room and walk-in wardrobe. On the first floor there is a spacious hallway, two double bedrooms and bathroom.

The front and side garden ground is laid to lawn with a shrub border and a paved block driveway leads up to the garage with a path to the rear.

There is a private patio to the rear edged with shrubs and is surrounded by mature well maintained communal landscaped parkland.

Firhall Village is aimed at purchasers over 45 years of age who seek a relaxed lifestyle in a secure environment. It is surrounded by communal parkland and there is a duck pond within the grounds and a path leading to the Riverside where lovely walks can be enjoyed. The home also benefits from the use of a communal lounge, library, hall and kitchen in Firhall House. This communal facility offers a focal point where residents can come together to socialise. Nairn has award winning beaches, a picturesque harbour, riverside walks, two championship golf courses, library, museum, Little Theatre, a sports centre and swimming pool. Inverness Airport is approximately 10 miles from Nairn which offers national and European flights.

Viewing strictly by appointment.

#### **Accommodation:**

Hallway 3.83m x 3.36m at widest point.

Doors to lounge, bedroom, cloak room and dining room. Under stairs storage cupboard housing the electrics. Staircase to first floor. Smoke alarm. Wooden flooring.

Cloak room 1.80m x 1.19m

White WC and pedestal wash hand basin. Tiled splashback. Extractor. Wooden flooring.

Lounge 4.74m x 3.87m

Double aspect to front and side and glazed door to front. French doors opening into the hallway. Marble fireplace with electric fire. T.V. point. Tel. point. Smoke alarm. Carpet.

Bedroom 1 3.46m x 3.97m x 1.33m x 1.01m

Window to front. Tel point. Carpet.

En-suite shower room 2.09m x 2.08m

Window to side. White WC and wash hand basin set in vanity unit. Double shower cubicle with mains shower and wet wall. Walls tiled to half height. Mirrored wall cabinet. Shaver socket. Spotlights. Extractor. Carpet.

Walk-in wardrobe 2.11m x 1.39m

Hanging rails with storage shelf above. Carpet.

Open plan dining room/kitchen

Dining room 4.26m x 3.23m

Windows to rear with French doors opening onto the patio area. Wooden flooring.

Kitchen 3.59m x 2.44m

Archway from dining room to kitchen. Window to rear. Wall and base units with worktop and tiling. 1 ½ bowl stainless steel sink with right hand drainer. Integrated gas hob, extractor, Zanussi oven, Smeg dishwasher, Zanussi fridge/freezer and microwave. Heat detector. Laminate flooring.

Utility room 2.22m x 1.63m.

Door to side. Worktop with base unit and stainless steel sink with right hand drainer. Bosch washing machine. Whirlpool tumble dryer. Extractor. Laminate flooring.

First floor hallway 1.88m x 2.34m x 1.27m x 1.02m

Windows to side with decorative stained glass. Doors to two bedrooms and bathroom. Storage cupboard with shelves. Smoke alarm. Carpet.

Bedroom 2 3.27m x 3.42m

Window to rear. Two double fitted wardrobes with hanging rails and shelves. Access to eaves. Hatch to roof space. Carpet.

Bathroom 1.81m x 2.09m

Velux window to side. White WC and pedestal wash hand basin. Bath with mains shower above and shower screen. Tiling to walls around bath, WC and wash hand basin. Mirrored wall cabinet. Laminate flooring.

Bedroom 3 3.58m x 3.41m

Window to front. Two double fitted wardrobes with hanging rail and shelves. Cupboard housing the water tank. Built-in bookcase. Switch for garage. Tel. point. Carpet.





## Outbuildings

Single garage with power and light.

## Outside

The front and side garden ground is laid to lawn with a shrub border and a paved block driveway leads up to the garage with a path to the rear.

There is a private patio to the rear edged with shrubs and is surrounded by mature well maintained communal landscaped parkland.

## Extras

All fitted floor coverings, curtains, blinds, washing machine and tumble dryer are included in the sale price.

## Heating and glazing

Gas central heating and double glazing.

## Services

Mains gas, electricity, water and drainage.

## EPC Rating C

## Council Tax Band E

## Restrictions

There is a Deed of Conditions over the development. A full copy of the Deed of Conditions can be obtained from the selling agents. The properties within the development shall be used and occupied by persons who have reached 45 years of age.

Children and other family members or friends under the age of 45 are permitted to occupy properties on a temporary basis for a maximum of three week at one time and a maximum of three months in aggregate in any calendar year.

## Factors

The Factors are the Firhall Village Trust and the current annual maintenance fee is £950.

## Viewing

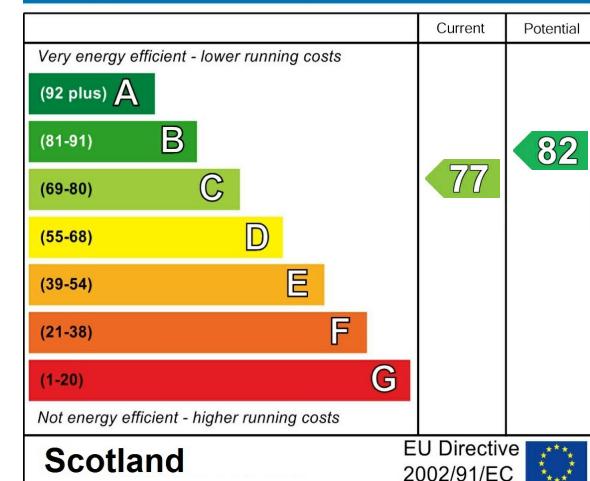
Please contact our Inverness Office on 01463 795 006

if you wish to arrange a viewing appointment for this property or require further information.

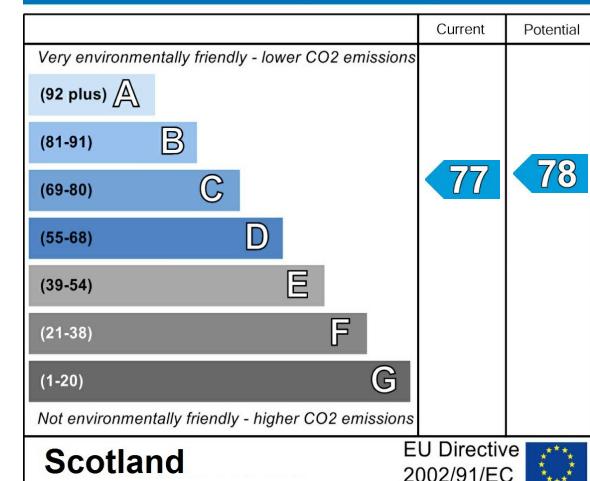
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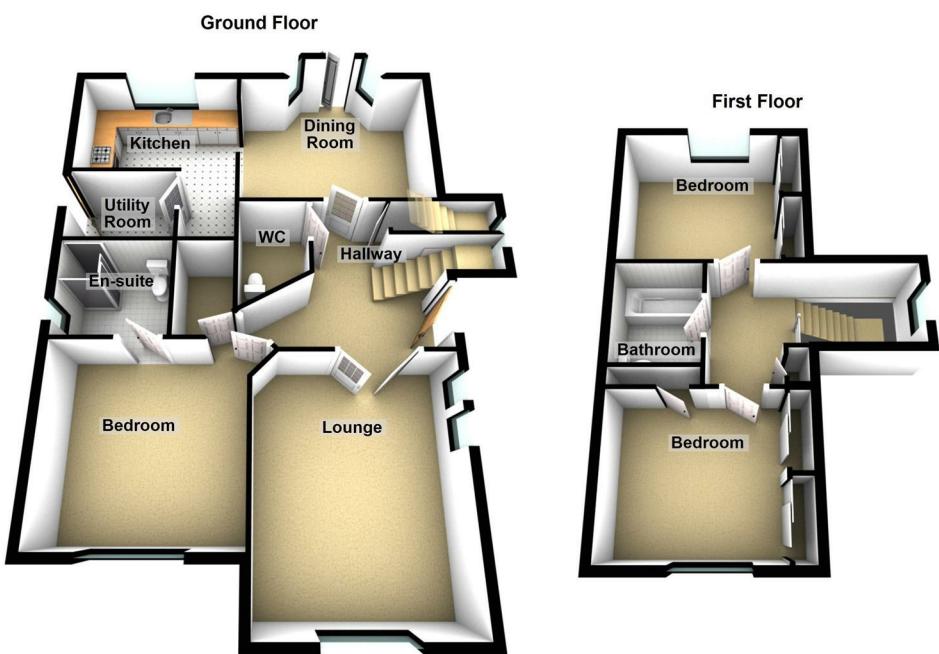
## Energy Efficiency Graph

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





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