



Ground Floor



First Floor

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, blind and curtains.  
 Dishwasher and cooker.

#### Heating

House: Gas central heating.

Annex: Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

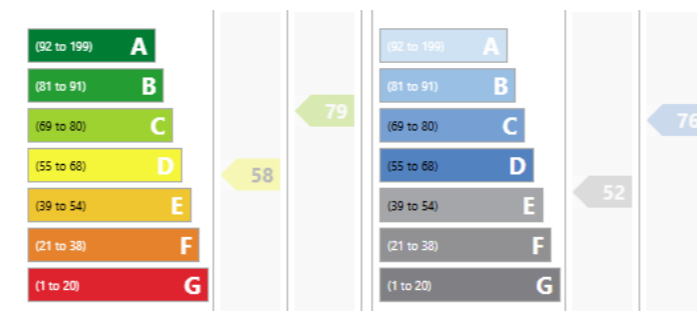
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £245,000

A full Home Report is available via Munro & Noble website.



## 7 Kilravock Crescent Nairn IV12 4QZ

A fantastic opportunity to purchase a four bedroomed, mid-terraced villa with attached annex and single garage. It is fully double glazed, has gas central heating and gardens.

**OFFERS OVER £243,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

#### Property Overview



Mid-Terraced Villa



3 Bedrooms  
 1 Bedroom



1 Reception



Conservatory



1 Bathroom  
 1 Shower Room



Gas  
 Electric



Garden



Garage



**Bedroom One**



**Bedroom Two**



**Bedroom Three/Office**



**Annex Room**



**Annex Room**





Lounge/Dining Room

Property Description

7 Kilravock Crescent is an attractive, three double bedroomed mid-terraced house, with annex, a single garage, and enclosed gardens located in the popular town of Nairn. Conveniently located within walking distance to Rosebank and Millbank Primary School, Nairn Academy, as well as the high street, supermarket shopping, bus and trains stations, early viewing is recommended. The property home offers many pleasing features including double glazing, gas central heating, and off-street parking for three vehicles. The dual-aspect annex is accessed from the landing and lies to the left elevation, and lies above the garage. This substantial space provides accommodation for a double bed and office area, and features a kitchenette with wall and base units, a sink with taps and drainer, an en-suite shower room with wash basin and WC, and has its own independent electric heating system. The ground floor comprises an entrance vestibule, a hallway, a generous, double aspect lounge/dining room, and a kitchen with sun-room off. The kitchen is a bright and airy room which is fitted with wall and base mounted units and worktops, splash-back tiling, and 1 ½ a stainless steel sink with drainer with mixer tap. Located here and included in the sale is a free-standing dishwasher and an electric cooker. There is space for a washing machine, tumble dryer and fridge-freezer, and a useful pantry provides additional storage. From here, a door gives access to a sun-room which has a door to the garage, and a patio door, opening onto the rear garden. A split staircase from the hallway leads to the first floor accommodation and consists of a landing, the family bathroom and three double bedrooms. The modern, fully wet-walled bathroom has a wash hand basin, WC and a bath with mains shower. Fantastic storage is provided throughout this lovely home by cupboards in hallway, landing, and all three bedrooms. Further to this there are two lofts, which provide further storage if required. Outside, the front garden is laid to lawn with a mature shrub border. A gravel driveway runs to the side elevation, offering off-street parking, and leads to the garage which has power and lighting. The rear garden is fully enclosed by walling, timber fencing and hedging, offering privacy and a safe place for children to enjoy the outdoors. It is a combination of lawn, gravel and paving, is a super spot for alfresco dining and enjoying the sun in the warmer months. Overall, this is a fantastic family home for those looking for a quality property in a great 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. The highland capital city of Inverness lies approximately 15 miles to the west, providing an extensive range of retail, leisure and entertainment facilities, in addition to road and rail links, with Inverness airport only 8 miles distant.



Lounge/Dining Room



Sun Room



Bathroom

Rooms & Dimensions

Entrance Vestibule  
Approx 2.37m x 1.00m

Entrance Hall

Lounge/Dining Room  
Approx 4.18m x 9.04m

Kitchen  
Approx 3.31m x 3.18m

Sun Room  
Approx 1.84m x 2.86m

Landing

Bathroom  
Approx 2.23m x 1.74m

Bedroom Two  
Approx 3.19m x 3.94m

Bedroom One  
Approx 3.92m x 3.94m

Bedroom Three/Office  
Approx 2.60m x 2.92m

Annex Room  
Approx 2.82m x 7.52m\*

Annex Shower Room  
Approx 1.92m x 1.69m

Garage  
Approx 5.71m x 2.88m

\*At widest point

