2 bedroom semi-detached house for sale, Braes Of Balnagowan, Nethybridge PH25 (1

Location **Scotland, Nairnshire**
https://www.freeadsz.co.uk/x-160749-z

2 Braes of Balnagowan is a beautiful modern semi detached property built around 2009 by Wilburn the house builders. It has quality finishings and enjoys good sized living space with a cracking kitchen/dining room with patio doors opening to the garden, comfortable lounge with open views to the front, both bedrooms double sized, shower room on the ground floor and bathroom on the first floor and unusually for a modern house a good number of storage cupboards.The property is in excellent condition with Solar panels which heats the hot water, electric combi heating via thermostatically controlled radiators, modern standards of insulation and is fully double glazed.The garden grounds are mostly laid to lawn with an open frontage with monoblock car parking for two cars. The rear garden is enclosed with timber fencing.Viewings are recommended to appreciate this beautiful property with a realistic valuation price.OutsideThe spacious garden grounds are open plan to the front and mainly laid to lawn. Monoblock car parking for two cars. The rear garden is fully enclosed and gated. Mainly laid to lawn. Pathway and patio area. Rotary clothes drier. Courtesy lighting.IncludedAll carpets, curtains, blinds and light fittings where fitted. Any other items as listed in the schedule.ServicesMains electricity, water and waste.Council TaxCurrently Band C (£1405p.a. in 2015/16). Includes water charges.Discounts apply for second home occupancy.Home ReportA Home Report is available for this property. Please use the following link:* Reference: HP423480* Postcode: PH25 3ENEPC rating: Band BOffersFormal offers should be submitted to our office in Aviemore.ViewingViewing is by appointment only through the Selling Agents.Front Hallway - 22' 5" x 3' 7" (6.85m x 1.11m) - Approx.Security entrance door opens to hallway. Glazed window to the front. Understair storage space. Built-in storage cupboard. Wall mounted thermostat. Smoke detector. Two matching ceiling lights. Radiator. Laminate flooring. Doors to lounge, kitchen/dining room and shower room. Pine staircase to first floor.Lounge - 14' 7" x 11' (4.46m x 3.36m) - at widestSpacious bright room with double windows to the front with open views. Two satellite points. Telephone point. Ceiling spotlights. Radiator. Fitted carpet.Kitchen/Dining Room - 37' 4" x 23' 5" (11.38m x 7.16m)Excellent sized room with windows to the side and rear, together with French doors opening to the rear garden. Space for food preparation, formal dining or a family leisure area. Large double storage cupboard. Pendant & florescent lighting. Radiator. Vinyl flooring.The kitchen area has quality base and wall storage units. Worktops with fitted stainless steel sink. Extractor hood. Space for cooker and fridge. Plumbed for automatic washing machine. Wall tiles above worktops.Shower Room - 8' 6" x 3' 5" (2.6m x 1.05m)Three piece white suite comprising WC, pedestal basin and corner shower cubicle with shower over. Respotex around shower. Slate tile above wash basin. Wall mirror and shelf. Extractor unit Recessed lighting. Heated towel rail. Vinyl flooring.First Floor & LandingPine staircase leads to first floor. Two built-in storage cupboards one containing the heating gear and control panels. Hatch to loft. Two sets of matching ceiling lights. Smoke detector. Radiator. Fitted carpet. Doors to both bedrooms & family bathroom.Bathroom - 7' 6" x 7' (2.31m x 2.15m)Three piece white suite comprising WC, pedestal basin and bath. Partial wall tiling. Wall window to the rear. Extractor unit. Ceiling light. Radiator. Fitted laminate flooring.Bedroom - 12' 5" x 11' 6" (3.8m x 3.53m) - at widestDouble bedroom with windows to the front with views over Nethybridge and hills beyond. Built-in wardrobe with hanging storage space and sliding doors. Space for bedroom furniture. Satellite point. Pendant light. Radiator. Fitted carpet.Bedroom - 2 12' 5" x 6' 4" (3.8m x 2.32m) - at widestSpacious bedroom with window overlooking the rear garden to woodland. Built-in double wardrobe with hanging storage space and sliding doors. Space for bedroom furniture. Pendant light. Radiator. Fitted.

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