



Spacious two bedroom mid- terraced property located in a residential area to the East of Nairn. A great step onto the property ladder for a first-time buyer.

*R&R Urquhart* LLP





From Camperdown Road a gate leads onto a loc-bloc path to the front door, with a grassed area to the side.

The uPVC front door enters into the hallway which benefits from an under stair cupboard which provides good storage and also houses the electric circuit unit.

Off the hall lies a light-filled and spacious lounge where the floor is laid with durable wood effect laminate flooring. A chimney has been blocked off. However there is potential to expose it and have an open fire or woodburning stove.

A later addition to the property is a conservatory to the rear which boosts the space of the property, and adds convenient dining space. Doors then leads to the rear garden.

The kitchen, lounge and conservatory are all open-plan, allowing great flexibility with the arrangement to the ground floor. The kitchen is fitted with a range of wood effect wall and base units, a stainless steel sink, electric hob, oven and extractor hood. A further door accesses the garden.

A carpeted staircase off the hall leads to the first floor landing where there is access to the loft, two double bedrooms and the bathroom.

Bedroom one sits to the front, and provides a generous double room with triple door built-in wardrobes which provided excellent storage and also house the central heating boiler.

Bedroom two sits to the rear, another good sized double room.

The bathroom comprises a white WC, wash hand basin and a wood panelled bath with electric shower over.

Camperdown Road is situated to the East side of Nairn and convenient for Sainsbury supermarket and Home bargains store which are within easy walking distance.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.









### Approx. Dimensions

Lounge	5.62m x 3.33m
Conservatory	3.77m x 3.00m
Kitchen	3.54m x 1.92m
Bedroom 1	3.87m x 2.77m
Bedroom 2	3.17m x 2.78m
Bathroom	2.18m x 1.68m

Heating	Gas central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band A
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EPC Rating	Band D
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

**Offers**

Formal offers in an acceptable legal Scottish form should be submitted in writing.

**Closing Date**

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.