

18 PARK STREET, NAIRN IV12 4PN

Offers Over £170,000



Characterful two or three bedroom detached cottage situated in the historic and popular Fishertown area of Nairn a short walk to the beautiful seafront and harbour.

R&R Urquhart LLP



The property is bound by a painted brick wall with a wrought iron gate giving access to the front courtyard garden which is laid with paving stones and gravel. A timber shed adjoining the property offers good external storage.

The property has two generous rooms downstairs, offering the potential for a third bedroom, and a small kitchen along with a well-proportioned bathroom. Upstairs lie two bedrooms with bay windows to the front.

A timber door opens into the hallway which has its original timber staircase leading to the first floor.

Lounge / Bedroom 3 – 4.38m x 4.14m

Carpeted dual aspect lounge of good proportions featuring an attractive, working cast iron open fire with slate hearth and timber surround. An original alcove with a cupboard below houses the electric circuit unit and electric meter.

Dining Room – 4.47m x 3.92m

To the front of the property and sitting off the kitchen with a wall mounted gas fire with tiled hearth and back boiler concealed behind. An original alcove with cupboard below houses the gas pipes and central heating control.



Kitchen – 3.90m x 1.55m

A bright room facing to the front of the property and including a stainless steel sink, four ring ceramic hob, oven and space for a washing machine and fridge freezer.

Bathroom – 2.53m x 2.12m (3.16m at longest)

A spacious room comprising a coloured WC, wash hand basin, a white bath and a quadrant shower cubicle housing a mains fed shower. A high-level window faces to the rear of the rear of the property.

There is hard-wired heat and smoke detectors that comply with rental regulations.



Extras Included

Carpets and curtains

Heating	Gas central heating
Double Glazing	uPVC and Timber Double Glazing
Council Tax	Band C
EPC Rating	Band E
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



Carpeted staircase to the first floor landing which gains natural daylight via a Velux window. Ample storage is built into the eaves.



Bedroom 1 – 4.17m x 3.05m (into coombs)

Double room with bay window to the front of the property. Built-in storage below the window.

Bedroom 2 – 3.52m x 2.97m (into coombs)

With bay window to the front aspect and built-in storage below. A further cupboard houses the hot water tank.





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.