

3 DUNBAR FLATS, HIGH STREET, AULDEARN IV12 5TG

Offers Over £115,000



Self-contained, first-floor, two bedroom flat situated in a modern development in the popular village of Auldearn.

*R&R Urquhart* LLP



From Auldearn High Street, the flat is accessed over a private parking area for the sole use of the residents of the flats. Each flat has an allocated parking space with on-street parking also available.

No 3 benefits from an independent front door, spacious light filled rooms, a generous shared garden, a shed, and allocated parking.

To the rear there is a large grassed area which is shared by the residents, along with rotary clothes driers, and sole ownership of a substantial shed.



### Approx. Dimensions

Lounge	4.23m x 4.38m
Dining area	2.25m x 2.36m
Kitchen	2.81m x 2.18m
Bathroom	2.09m x 2.11m
Bedroom 1	3.46m x 3.19m
Bedroom 2	3.13m x 2.30m

### Extras Included

Blinds, curtains, carpets and floorcoverings.

Heating	Electric heating
Double Glazing	Timber double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains



A timber front door gives access to No 3, with a carpeted staircase leading to the first floor accommodation.

The hallway accesses all rooms except the kitchen, with the bright and spacious lounge / dining room to the right. This dual aspect room attracts lots of natural daylight, and allows ample space for a generous dining table and chairs, and lounge furniture.

Off the lounge lies the kitchen, and whilst not large, combines ample units with good work surface and plenty space for white goods.

The bathroom comprises a white WC, wash hand basin, and a bath with an electric shower over and tiled walls around the bath.

Both bedrooms sit to the rear of the property, and both benefit from built-in wardrobes, with the main bedroom having double mirrored wardrobes.

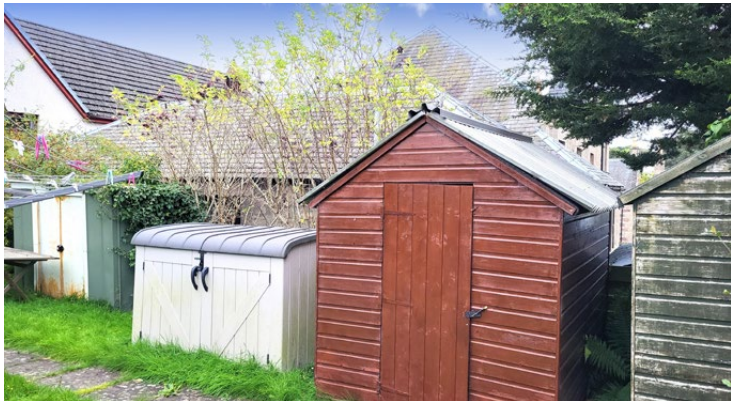
The landing offers a generous deep cupboard for storage which also houses the hot water cylinder. There is also access to the loft via a ladder. The loft spans the whole area of the flat and provides amazing storage.

### **The Area**

The popular historic village of Auldearn lies some 2 miles East of the seaside town of Nairn, a vibrant, fast-growing town offering all the amenities expected of a town it's size including bus and rail links, Inverness airport, approx. 7 miles away and the city of Inverness approx. 16 miles away. Auldearn itself is a quaint, popular village which may suit someone looking for a quieter more relaxed way of living, outside a busy town. It offers a highly regarded Community Primary School also catering for nursery children and the newly refurbished and growing in popularity, '1645 Inn' (named after the battle of Auldearn in 1645), has become the hub of the community. Regular events and exercise classes are hosted in the village along with various clubs being available.







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.