

37 KING STREET, NAIRN, IV12 4PD

Offers Over £245,000



Desirable 3 bedroom detached cottage located in the heart of the historic Fishertown area of Nairn close to beaches and town centre.

R&R Urquhart LLP



37 King Street is brought to the market offering deceptively good accommodation with well-proportioned rooms. The property benefits from excellent off-street parking to the front by means of a large loc-bloc driveway. A raised decking area allows for a pleasant seating area, and a large shed provides generous outside storage. The front of the house is bound by a traditional stone wall with lattice stone on top for added privacy whilst double wrought iron gates allow the property some security.

The front door enters into the hall with a staircase leading to the first floor. A glazed door leads into the lounge which is generous in proportion and dual aspect. A focal point and feature is created by means of a gas fire with a tiled hearth and timber surround.

A further glazed door then leads to the kitchen which also has a door leading to the garden at the front of the house.

The kitchen is fitted with a good range of white gloss wall and base units, a black laminate worktop and tiled splashback. Appliances included are a four ring gas hob, electric oven, extractor hood, washing machine, dishwasher, and tumble dryer. A stainless steel sink and drainer sit below a window to the front. There is also ample room to accommodate a dining table and chairs.



Approx. Dimensions

Kitchen	4.75m x 3.37m
Lounge	4.15m x 3.94m
Hall	2.55m x 2.17m
Bedroom 3	4.18m x 3.55m
Shower Room	2.25m x 2.16m (excluding shower cubicle)
Bedroom 1	3.76m x 3.69m
Dressing Room	3.80m x 2.19m
Bedroom 2	3.76m x 3.47m

Extras Included

Washing machine, tumble dryer, dishwasher, shed.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band D
EPC Rating	Band E
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

Also off the hall is a convenient ground floor shower room comprising a white WC, wash hand basin with storage below and a shower cubicle housing a mains fed shower. The shower room walls are lined with wet wall panelling and a large cupboard provides excellent storage and also has plumbing for a washing machine.

Furthermore the ground floor benefits from a generous bedroom enabling the owner to occupy or could be utilised as a dining room. This room could also be used for a variety of uses, including a dining room.

A carpeted staircase leads to the first floor landing which gains lots of natural daylight via a Velux skylight window.

There are two very spacious bedrooms on the first floor both facing to the front of the property. One bedroom benefits from an adjacent room which could be used as a dressing room, nursery or perhaps an office. Also on the first floor is the family bathroom comprising a light grey WC, wash hand basin and corner bath.







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.