

FLAT 3, PARK BUILDINGS, PARK STREET, NAIRN IV12 4PJ

Offers Over £115,000



Located in the historic Fishertown area of Nairn this delightful modern two bedroom ground floor flat is presented to the market in walk-in condition. Located steps away from Nairn's beautiful beaches, attractive harbour and riverside.

R&R Urquhart LLP

Flat 3 Park Buildings has been brought to the market offering a great step onto the property ladder for a first-time buyer, someone wishing to downsize and be on the one level or would equally serve very well as a convenient holiday home being so close to the seafront, harbour and riverside. Nairn High Street is also just a short stroll away.

The flat forms part of a small 4 flat development and offers a very generous lounge/dining room, a well-fitted kitchen providing good storage, two sizeable bedrooms, both with built-in storage and a well-proportioned bathroom. There is also a good deal of storage available.

Each flat benefits from an allocated parking space and there is ample on-street parking adjacent. The front door is located to the rear of the block of flats.

Entrance Vestibule **2.34m x 0.90m**

A very generous entrance into the flat benefitting from a large walk-in cupboard providing excellent storage. The electric meters are housed in the vestibule.

Hall **2.67m x 0.99m**

Accessing all rooms except the kitchen and benefitting from a full-height cupboard.

Lounge **4.56m x 3.89m**

A spacious room to the side of the property with a focal point being created by a contemporary freestanding electric fire and surround which is included in the sale. The floor is laid with wood-effect laminate flooring and there is space for a small table and chairs.



Kitchen **3.50m x 2.17m**

A bright dual aspect room fitted with cream wall and base units and including an induction hob, electric oven, extractor hood and a stainless steel sink and drainer sits below the window to the side aspect. Space is available for a tumble dryer and fridge freezer and the washing machine is included in the sale. A full height cupboard houses the hot water tank and offers some storage. A breakfast bar provides some informal dining space for one.

Master Bedroom **3.51m (at widest) x 2.58m**

A spacious room with a pleasant outlook. Fitted with built-in double wardrobes and laid with carpet.

Bedroom 2 **3.43m (at widest) x 2.51m**

Another generous room with built-in double wardrobes and laid with carpet.

Bathroom **3.51m (at longest) x 1.53m**

Comprising a white WC, wash hand basin and bath with an electric shower over and tiled around the bath. A window faces to the front aspect and a chrome heated towel rail adds a contemporary touch.



Approx. Dimensions

Entrance Vestibule	2.34m x 0.90m
Hall	2.67m x 0.99m
Lounge	4.56m x 3.89m
Kitchen	3.50m x 2.17m
Master Bedroom	3.51m (at widest) x 2.58m
Bedroom 2	3.43m (at widest) x 2.51m
Bathroom	3.51m (at longest) x 1.53m

Extras Included

All carpets and fitted floor coverings, curtains and blinds. washing machine, electric fire and surround.

Heating	Modern electric storage and convection heating. THTC (SSE - Total Heating With Total Control) With THTC you get two meters. One is for off-peak energy you use and the other records all your normal usage.
Double Glazing	Timber double glazed
Council Tax	Band C
EPC Rating	Band D
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains



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.