

4 BURNTISLAND STREET, NAIRN IV12 4PB

Offers over £170,000



Fantastic potential is offered with this deceptively spacious end-terraced bungalow located in the popular Fishertown area of Nairn

R&R Urquhart LLP



This well-located end-terraced bungalow offers deceptively spacious accommodation, freshly decorated throughout, though it does require some upgrading to realize its full potential.

Situated in the highly desirable Fishertown area of Nairn, just a short stroll from the beach, riverside, and town

centre, this property provides a fantastic opportunity to create a comfortable home in a sought-after seaside town.

Upon entering, you are welcomed by a handy entrance vestibule with a large cupboard for coats and shoes, leading into a bright and generous lounge/dining room, perfect for both relaxing and entertaining.

The well-fitted kitchen features ample storage and work tops with space for white goods and informal dining. A door leads to the private rear garden.

There are three double bedrooms, each offering plenty of room and natural light. The property also benefits from two refurbished shower rooms, each complete with WC, wash hand basin, and a modern shower cubicle.



Approx. Dimensions

Vestibule	2.14m x 1.36m
Lounge/dining	6.51m x 4.63m and 3.14m
Inner hall (bedrooms)	7.77m x 1.01m
Bedroom 1	3.50m x 3.25m
Bedroom 2	3.67m x 2.69m
Bedroom 3	2.98m x 2.55m
Shower room 1	1.60m x 1.42m
Inner hall (kitchen)	4.75m x 0.86m
Shower room	3.74m x 1.99m
Kitchen	4.75m x 2.74m

Extras Included

Carpets, blinds and sheds.

Heating	Gas central heating fitted but gas connection disconnected.
Double Glazing	Timber double glazing
Council Tax	Band D
EPC Rating	Band G
Gas	Disconnected
Electricity	Mains
Water	Mains
Drainage	Mains
A timber guarantee valid until 2036 is available	

The rear garden is a real bonus in the Fishertown area, offering a paved patio area, a low-maintenance artificial grass section, a drying area, and two sheds for additional outdoor storage. A path provides convenient pedestrian access to the rear of the property.

This home is in a prime location, just moments from the beautiful beach, riverside, and Nairn town centre, offering easy access to local amenities and transport links.









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.