



Two bedroom ground floor flat located in the historic Fishertown area of Nairn, steps away from beautiful beaches, the harbour and River Nairn.

R&R Urquhart LLP



Flat 4 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 development consisting of 4 flats, and offers a generous lounge/dining room, a

well-fitted kitchen providing good storage, two double bedrooms, both with built-in storage and a modern 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 for visitors. The front door is located to the rear of the of flats. No 4 also benefits from a gravelled garden area to the Harbour Street aspect.

Entrance Vestibule 2.30m x 0.94m

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 2.65m x 0.99m

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



Extras Included

Blinds, fitted floor coverings, oven hob, washing machine, tumble dryer, dishwasher, fridge freezer.

Heating	Electric heating.
Double Glazing	Timber double glazed
Council Tax	Band C
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

Lounge 4.50m 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. 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 light oak effect wall and base units and including an ceramic hob, electric oven and separate grill, extractor hood, washing machine, dishwasher, tumble dryer and fridge freezer. A stainless steel sink and drainer sits below the window to the side aspect. A full height cupboard houses the hot water tank and offers some storage.

Bedroom 1 2.55m x 3.51m (incl. wardrobe space)

A spacious double room benefitting from built-in double mirrored wardrobes and laid with carpet.

Bedroom 2.50m x 3.42m (incl. wardrobe space)

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

Bathroom – 3.47m x 1.55m

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







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.

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