

44 PARK STREET, NAIRN IV12 4PP

Offers Over £215,000



Three bedroom characterful dwelling nestled in the heart of the historic Fishertown area of Nairn.

R&R Urquhart LLP





This charming stone-built property offers a wonderful opportunity to own a home in one of the most sought-after locations of Nairn. Full of character and just a stone's throw away from the beach and harbour, providing easy access to the stunning coastal views.

Nairn's vibrant town centre is also within easy walking distance, offering a wide range of local amenities, including shops, cafes, and restaurants, along with schools and medical facilities.

A front porch creates a pleasant entrance to the property and whilst providing a buffer from the weather elements, also offers an enjoyable place to relax.

The hallway leads to the open-plan lounge, dining area and kitchen, desirable for modern day living, and allowing ample space for families.

Also on the ground floor is a convenient shower room which has been adapted for ease of access and comprises a white WC, wash hand basin and shower area with electric shower.

On the first floor, the property boasts three generously sized double bedrooms, accessed off the landing, and all being bright and airy with ample room for bedroom furniture,

An easily maintained courtyard garden to the front, provides a pleasant area in which to enjoy some fresh air without having the unease of worrying about a labour intensive garden. Whilst the whole of Nairn Beach is practically on your doorstep too!! The garden is enclosed by a wall with a wrought iron gate, and a shed provides some external storage.







Approx. Dimensions

Dining room & lounge length	11.24m
Kitchen/dining room	4.98mx 3.60m
Lounge	4.61m x 3.17m
Porch	2.13m x 1.64m
Shower room	1.95m x 1.66m
Landing	4.74m x 1.00m
Bedroom 1	4.30m x 3.14m
Bedroom 2	4.86m x 3.19m
Bedroom 3	3.60m x 3.24m

Extras Included

Fitted floor coverings, blinds, curtains.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band D
Gas	Mains
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.