

44 OLD BAR ROAD, NAIRN IV12 5BX

Fixed Price £180,000



Immaculate two-bedroom ground floor apartment with balcony situated in an elevated position on the Fisher Heights development to the East of Nairn. The apartment has delightful views towards the Moray Firth, Nairn Dunbar Golf Club and over the rooftops of Nairn.

R&R Urquhart LLP

The apartment is accessed through a door with a secure entry system leading to four apartments, with No 44 being on the ground floor. Each apartment has one allocated parking space and there is also ample designated visitor parking available.

The attractive communal grounds and the internal communal areas are maintained and well-kept by a factor for a realistic monthly fee of approximately £60 pcm.

On entering the apartment, a generous hallway with two storage cupboards leads to a desirable 'L' shaped open-plan lounge, kitchen and dining room, a fantastic space with sliding patio doors leading to the balcony, an ideal area on which to entertain and take in the views.

The kitchen is fitted with contemporary high-gloss units with a complementing worktop and includes a single oven, microwave, gas hob, extractor hood, dishwasher, fridge and freezer. A cupboard conceals the Worcester central heating boiler which was replaced in 2020.

The lounge is a large comfortable and relaxing space and the dining area provides ample room for a large dining suit. Both take in stunning views over the Moray Firth. Patio doors off the lounge area lead to the balcony which is enclosed by a glass and stainless steel balustrade.

Off the hall lie two light and airy double bedrooms both to the front of the property and benefitting from built-in double mirrored wardrobes. An en suite shower room off the master bedroom comprises a white WC, wash hand basin and a shower cubicle housing a mains fed shower.



Also off the hall is a spacious and modern shower room comprising a white integrated WC and wash hand basin and a shower cubicle housing a mains fed shower.

Outside, there are various off-road routes and paths close-by to accommodate dog-walkers, joggers and walkers which can also lead to the stunning beaches, the harbour and Culbin Woods. Nairn Dunbar Golf Club is within a short stroll and the town centre approx. 15 minute walk.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn also offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.



Approx. Dimensions

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|------------------|---------------|
| Lounge – Kitchen | 7.57m x 3.94m |
| Lounge – Dining | 6.56m x 3.42m |
| Shower room | 2.25m x 2.10m |
| Master Bedroom | 3.30m x 3.04m |
| En suite | 1.80m x 1.47m |
| Bedroom 2 | 3.00m x 3.05m |

Extras Included

Fridge freezer, dishwasher, hob, oven, microwave, fitted floor coverings.

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|----------------|--|
| Heating | Gas fired central heating – (New Worcester boiler 2020) |
| Double Glazing | uPVC double glazing |
| Council Tax | C |
| EPC Rating | B |
| 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.