

48B PARK STREET, NAIRN IV12 4PW

Offers Over £195,000



Spacious two bedroom detached property located in the historic Fishertown area of Nairn, steps away from the stunning sandy beaches.

R&R Urquhart LLP



From Park Street, a brick wall and wrought iron gate enclose the property. There is a paved patio area to one side of path and a grassed area to the other side with a substantial shed included in the sale.

The property is situated in such a desirable area in close proximity to the Links and beaches where there is an array of beachfront cafes and restaurants on offer.

The property is set over two floors with a welcoming hall giving access to the ground floor accommodation and the original carpeted staircase to the first floor. A generous cupboard beneath the stairs offers good storage and houses the electric consumer unit and meter.

There are two large rooms on the ground floor, including a spacious dining room with kitchen off, and a bright, airy, well-proportioned lounge.

The kitchen is fitted with dark wood effect wall and base units providing generous storage with a laminate worktop, tiled splashback, and a stainless steel sink. A Potterton central heating boiler is sited on the wall.



The dining room provides ample space for a family sized dining table and chairs along with other furniture.

To the other end of the hall, lies the lounge which features a fireplace housing a Firefox cast iron wood burning stove set on a tiled hearth, providing a focal point. An original alcove sits to the side of the fireplace, and a large window to the front allows plentiful natural daylight to flood in.

A carpeted staircase leads to the bright and airy first floor landing, and in turn two generous double bedrooms. Bedroom one is particularly generous, and benefits from quality wall-to-wall Sharps built-in wardrobes. A further original double door cupboard provides additional storage.

There is then a further good sized double room on the first floor.

Approx. Dimensions

Lounge	4.50m x 3.87m
Dining Room	4.46m x 3.95m
Kitchen	2.87m x 2.02m
Bedroom 1	3.98m x 4.16m (excluding wardrobes)
Bedroom 2	4.88m x 2.80m
Wet room	3.14m x 2.25m

Extras Included

Carpets, blinds, curtains, cooker electric stove.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band D
EPC Rating	Band E
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

To complete the first floor accommodation is an ample refurbished wet room comprising a white WC, wash hand basin and a shower area with easy access housing a Mira mains fed shower.







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.