

69 HARBOUR STREET, NAIRN IV12 4PY

Offers Over £115,000



Two bedroom ground floor flat offering delightful river views and only steps away from beautiful beaches and the town centre.

R&R Urquhart LLP

Located in the popular Fishertown area and offering views of River Nairn, this property would appeal to first-time buyers, a buyer wishing to downsize and buy-to-let investors alike offering an easily maintained property and garden.

Conveniently situated a short walking distance from the town centre, harbour, Central and East beaches, transport links and Nairn Dunbar Golf Course.

To the front of the flat is a small stone walled enclosed garden with a further garden area to the side and to the rear where there is space for seating. Adjacent to the flats there is a private tarmac parking area with ample parking and wheelie bin storage.

The front door gives access to two ground floor flats off Harbour Street into a communal hallway. A further timber door on the right, gives access to No 69.

Hallway **3.66m x 1.02m**

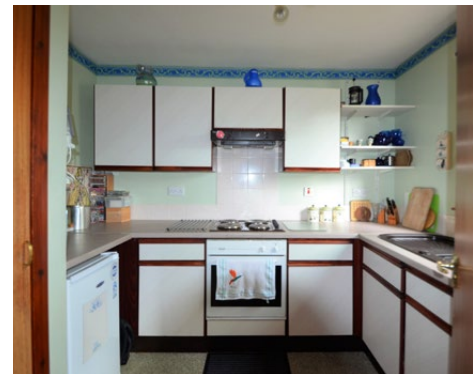
Accessing all rooms except the kitchen. A cupboard houses the hot water tank and provides shelves for linen storage.

Lounge/Dining **4.73m x 2.97m**

A bright and airy room taking in pleasant views over the River Nairn from two windows. Ample space is available for a good size dining table and chairs. A door accesses the kitchen and the hall.

Kitchen **2.91m x 2.29m**

East facing kitchen taking in river views, comprising cream coloured wall and base units with a dark wood trim, electric hob, oven, extractor fan, fridge, washing machine and a brown composite sink and drainer. Excellent additional storage is provided via a full-height built-in pantry.



Bedroom 1 2.79m x 3.11m

A pleasant double room to the front of the property benefitting from a generous walk-in wardrobe. The floor is laid with carpet.

Bedroom 2 2.49m x 3.10m

Presently set up as a single room with a single/ double convertible bed, therefore providing ample room for a standard double bed. Storage is provided via a double built-in wardrobe which also houses the electric circuit unit.

Bathroom 2.28m x 1.70m

Internal bathroom comprising a WC, wash-hand basin and bath with a Triton electric shower over. The floor is laid with a vinyl floor covering and there is a shaver point.

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 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.

**Extras Included**

Floorcoverings, blinds, curtains, hob, oven, washing machine, fridge. Furniture available by separate negotiation

Heating	Electric storage and panel heaters
Double Glazing	Timber Double Glazing
Council Tax	Band C
EPC Rating	Band C
Gas	None
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.