

7 BALBLAIR TERRACE, BALBLAIR ROAD, NAIRN IV12 5LX

Offers over £70,000



First floor, one bedroom property brought to the market in need of upgrading. The property offers spacious well-proportioned rooms, with off-street parking, outside storage, and a shared garden.

R&R Urquhart LLP



Set within a traditional stone and slate building consisting of eight flats. No 7 is accessed from the rear, and sits on the first floor. Benefiting from independent access, the flat offers great potential for a buyer with some home improvement knowledge looking for a small-scale project.

Once upgraded, the flat could provide an excellent home or investment buy for the rental market.

A uPVC front door accesses the flat with a staircase leading to the accommodation. The rooms all benefit from high ceilings adding to the sense of space. The lounge sits to the front of the building. A well-proportion South facing room gaining lots of natural daylight. The shower room also sits to the front with the double bedroom and kitchen to rear of the property.

Externally, the flat benefits from a communal drying green, gravelled parking and a shed.

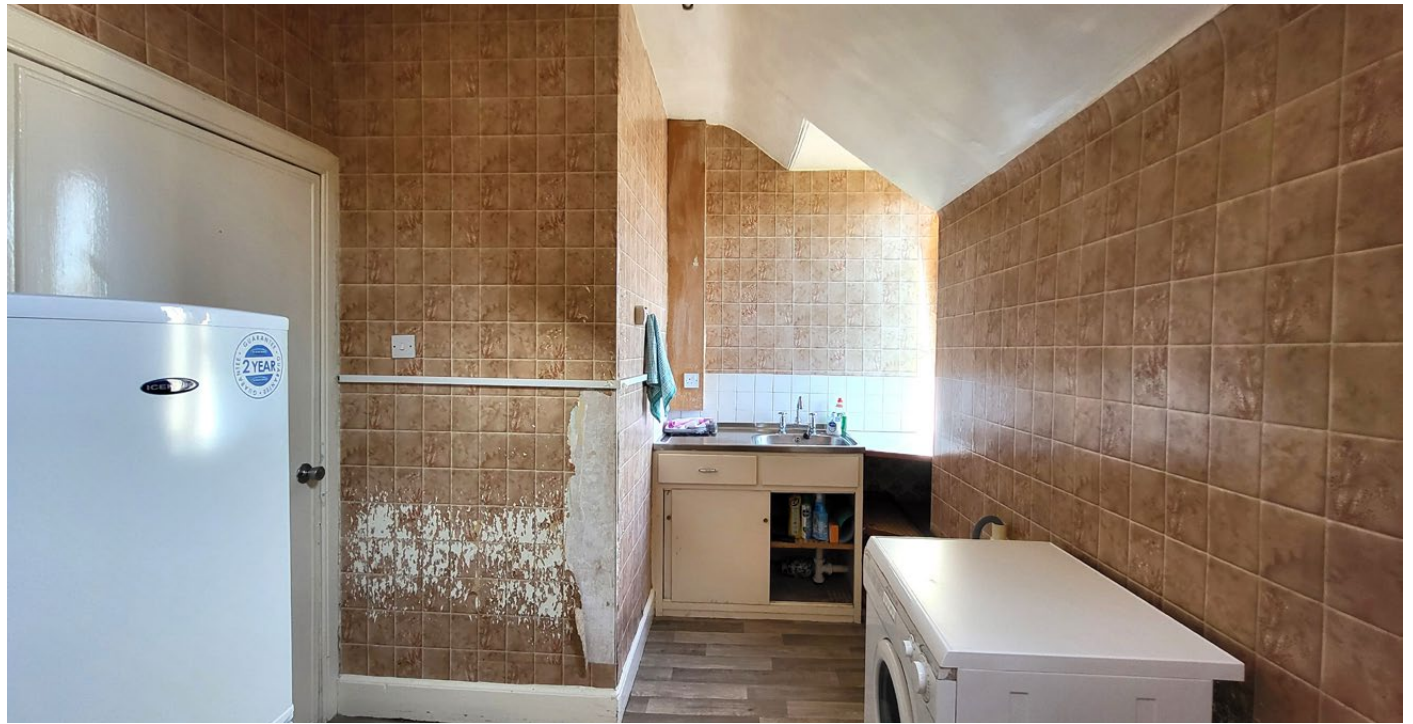
The property is located within a short distance of the town centre, Nairn Healthcare Centre. Is steps from the railway station, and on the edge of Nairn offering easy access to the countryside.

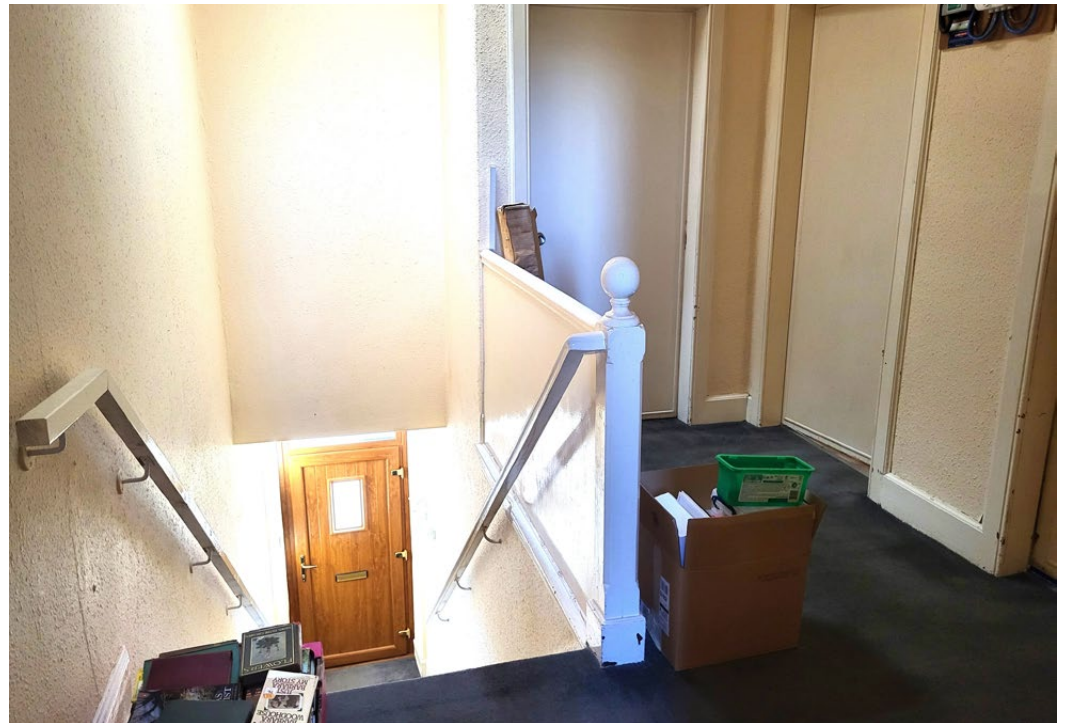


Approx. Dimensions

Lounge	4.24m x 4.27m
Bedroom	3.12m x 3.63m
Kitchen	3.78m x 2.39m & 1.34m
Landing	3.17m x 2.59m
Shower Room	2.57m x 2.14m

Heating	None
Double Glazing	uPVC double glazing
Council Tax	Band A
EPC Rating	Band D
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.