

8 MILL ROAD TERRACE, MILL ROAD, NAIRN IV12 5EG

Offers Over £145,000



A neat, tidy and spacious two bedroom semi-detached dwelling set on a large corner plot, and in an ideal price bracket for a first-time buyer.

*R&R Urquhart* LLP



Situated in a residential area to the South side of Nairn close to all amenities including schools, town centre, rail and bus links, and steps away from Nairn Health Centre and beautiful riverside walks.

This two bedroom semi-detached property benefits from a generous low-maintenance garden with plenty off-street parking. The property is enclosed by a concrete block and harled wall with a pedestrian wrought iron gate onto a paved path leading to the front door. Further double

wrought iron gates lead onto the loc-bloc driveway which can accommodate several vehicles, and a large lawned area sits to the side of the driveway. A drop kerb in front of the lawned area, could enable another vehicular access. There is also a small lawned rear garden.

**Entrance hall – 2.56m x 2.44m (incorporating the staircase)**

A spacious entrance to the property via the glazed uPVC front door. A door leads to the lounge.

**Lounge/Dining – 6.40m x 3.18m (widest) and 2.33m**

Bright and airy dual aspect room laid with wood effect laminate flooring, and offering ample room for living and dining room furniture. A focal point is created by means of a freestanding contemporary electric fire which sits in front of the original open fireplace, offering the option of reinstating or installing a wood burning stove.

**Kitchen – 3.04m x 3.25m (widest) and 2.56m**

With a uPVC glazed door to the side of the property and a window to the rear. The kitchen is fitted with a generous selection of contemporary grey wall and base units, with a complementing laminate worktop, and a tiled splashback. A stainless steel sink and drainer sits below the window overlooking the back garden, and included in the sale are an American style fridge freezer, washing machine, electric oven, 4 burner gas hob, and an extractor hood which has just been installed.

Excellent additional storage is provided by means of two built-in cupboards

From the entrance hall, a carpeted staircase leads to the first floor landing where there is a full-height linen cupboard and a hatch to the loft via a new Ramsay style loft ladder. The loft is partially floored, has light, and is well insulated.

**Bedroom 1 – 4.72m x 3.08m**

A very generous double room to the front of the property with two double glazed windows, and benefitting from two full height built-in wardrobes.

**Bedroom 2 – 3.22m x 3.06m**

Another good sized double bedroom to the rear of the property with a single built-in wardrobe.



**Bathroom – 2.56m x 1.47m**

Comprising a white WC, wash hand basin and a bath with a Mira electric shower over. A window faces to the side aspect.

**About Nairn**

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**

American style fridge freezer, gas hob, electric oven, extractor hood (new), washing machine

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Heating	Gas fired central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band B
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EPC Rating	Band D
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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Buy-to-Let compliant

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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.