

TIGH FASGAIDH, 4 GRANT STREET, NAIRN IV12 4NN

Offers over £225,000



Delightful three bedroom semi-detached dwelling with garden and garage, located in the popular and historic Fishertown area of Nairn.

*R&R Urquhart* LLP



A charming, two-storey, 3-bedroom house located in the heart of the traditional Fishertown area of the picturesque seaside town of Nairn. This delightful property is just a stone's throw away from the seafront, harbour, and

riverside walks, offering a prime location for those who love coastal living.

The house boasts a well-maintained South-East facing front garden, laid to grass, and a spacious entrance porch that provides a warm welcome into the home. The property

also benefits from a garage with an electric door and a timber rear door for easy access from the garden.

Inside, the property is bright and airy, with uPVC double glazing throughout and gas-fired central heating.



### Approx. Dimensions

Porch	3.17m x 1.23m
Kitchen	4.79m x 2.98m
Lounge	4.80m x 3.37m
Shower room	1.76m x 2.13m (including shower cubicle)
Landing	3.66m x 2.24m
Bedroom 1	4.50m x 3.78m
Bedroom 2	4.54m x 3.01m
Bedroom 3	3.16m x 1.48m

### Extras Included

Fitted floorcoverings, curtains and blinds, 4 ring gas hob, electric oven,

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



The property is entered into a spacious front porch, then a door leads into the hall. A generously sized lounge is bathed in natural light, with views out to the front garden. The feature wall is clad with painted stone, and a coal-effect electric fire adds a cosy touch.

The kitchen is a pleasant space with cream and wood-trimmed units, wood-effect laminate worktops, and a tiled splashback. There is ample room for white goods, and the kitchen is equipped with a stainless steel sink, a four-ring gas hob, an electric oven, and plenty of storage.

Also on the ground floor is a shower room comprising a WC, wash hand basin, and a shower cubicle housing a Mira electric shower.

A carpeted staircase leads to the first floor landing which is flooded with natural daylight. You will find two spacious



double bedrooms to the front of the property, also offering plenty of natural light and generous space. A third, single bedroom is located at the rear, perfect for use as a home office, nursery, or guest room.

The house is ideal for those seeking a coastal retreat in a highly sought-after area with easy access to local amenities and transport links, and presents an ideal opportunity for anyone looking for a comfortable and charming property in a prime location.



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.