



Innes & Mackay

Rose Cottage, 1 Roseneath Terrace, Nairn, IV12 4NG

- TWO BEDROOM END-TERRACED HOUSE
- LOCATED WITHIN THE FISHERTOWN AREA OF NAIRN
- WALKING DISTANCE FROM LOCAL AMENITIES AND THE BEACH
- IDEAL FIRST TIME BUY/AIR BNB
- ON-STREET PARKING
- GAS CENTRAL HEATING

**Offers Over
£145,000**



PROPERTY DESCRIPTION

Rose Cottage is located in the sought-after Fishertown area of Nairn, positioned within walking distance of local amenities, schools and the beach. Boasting well-proportioned accommodation throughout, the property benefits from an open plan kitchen/lounge, shower room, two bedrooms and WC, along with gas central heating and double glazing. There is a private courtyard area to the front of the property where space is provided for garden furniture, ideal for outdoor entertaining. Viewing comes highly recommended to appreciate the accommodation on offer.

LOCATION

Nairn is a thriving seaside town with award winning sandy beaches, a harbour and two championship golf courses. There are a wide range of shops, supermarkets, cafes, restaurants, a community/arts centre and hospital. The abundance of leisure facilities includes tennis and squash courts, outdoor bowls and a fitness centre with indoor swimming pool. Primary schooling is provided at Rosebank or Millbank Primary, secondary pupils attend Nairn Academy. The highland capital city of Inverness lies approximately fifteen miles to the west, providing an extensive range of retail, leisure and entertainment facilities, in addition to road and rail links to the north and south. Inverness airport is only eight miles distant, opening up travel to several UK cities and international airports beyond.

ENTRANCE HALLWAY

Front door opens into the hallway, laid with laminate flooring. Access is provided to the kitchen/lounge, shower room, under stair storage cupboard with shelving and carpeted stairs lead to the first floor landing.

KITCHEN/LOUNGE

5.62 x 4.86 (18'5" x 15'11")

The open plan kitchen/lounge area provides well-proportioned accommodation and benefits from windows to the front and side elevations, allowing a good degree of natural light. A pleasing focal point of this room is the electric coal effect fireplace with wooden mantle and surround. There is also space for dining furniture.

The kitchen is fitted with a combination of wall mounted and floor based units with worktop, stainless steel sink with drainer, freestanding cooker with extractor hood over, integrated fridge freezer, dishwasher and washing machine. Laminate flooring completes this room.

SHOWER ROOM

3.28 x 2.04 (10'9" x 6'8")

The L-shaped shower room is furnished with a WC, wash hand basin and shower cubicle housing electric shower. Window to the side, extractor fan and laminate flooring complete this room.

FIRST FLOOR LANDING

Carpeted stairs lead to the first floor landing, where



access is provided to the two bedrooms, WC and loft space via a ceiling hatch.

BEDROOM 1

4.52 x 2.73 (14'9" x 8'11")

Bedroom one is a bright double room, benefitting from dual aspect windows. Carpet.

BEDROOM 2

2.77 x 2.31 (9'1" x 7'6")

Bedroom two is a single room, laid with carpet, with velux window to the side.

WC

1.96 x 1.14 (6'5" x 3'8")

The WC, laid with vinyl, is furnished with WC and wash hand basin with fitted storage below. There is a storage cupboard housing the boiler.

HEATING

Gas central heating.

GLAZING

Double glazing.

PARKING

On-street parking.

COUNCIL TAX BAND - B

EPC BAND - E

SERVICES

Mains water, drainage, electricity, gas, telephone and TV points.

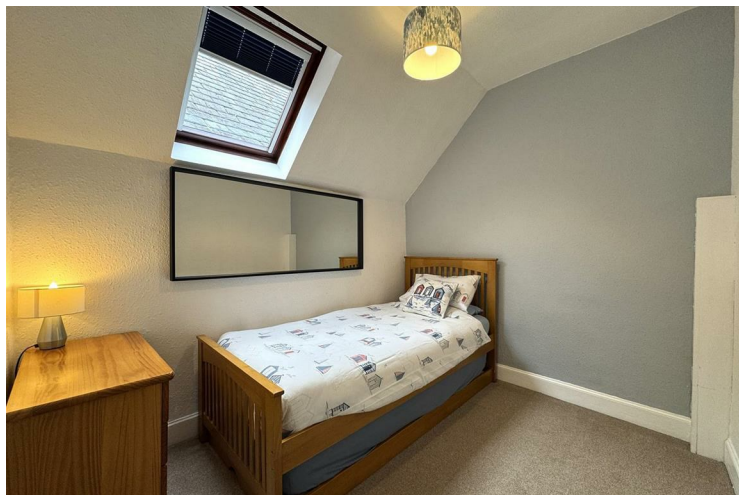
EXTRAS INCLUDED

All fitted carpets, floor coverings, light fixtures, window fittings, cooker, integrated appliances and washing machine. Furniture available under separate negotiation.

VIEWING ARRANGEMENTS

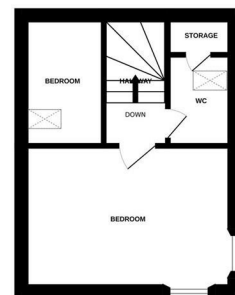
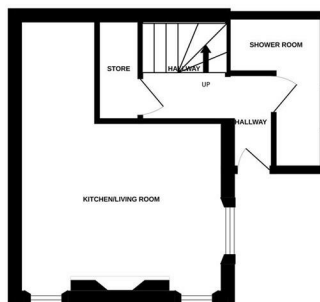
Through Innes & Mackay Property Department (01463) 251200.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission of the measurements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan 10025

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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