

31 King Street

Nairn IV12 4PD

Offers Over £160,000



- Spacious semi detached property in prime location
- Sought after seaside town of Nairn
- Lounge/diner, kitchen, 2 double bedrooms, bathroom
- Enclosed garden, shed and on-street parking
- Ideal starter home for first time buyers or investors alike
- EPC band D

Needing some modernisation and upgrading, this charming two-bedroom semi-detached home is ideally situated a short walk from Nairn Beach and close to local amenities, offering comfortable living and great potential. The accommodation comprises a spacious lounge with open fireplace, ideal for relaxing or entertaining, the kitchen is fitted with a gas range cooker, fridge freezer, and washing machine. Upstairs, there are two double bedrooms, both benefiting from fitted storage, the family bathroom completes the accommodation. Externally, the property enjoys a private rear garden with a shed, providing an ideal outdoor space for enjoying the sunshine. There is on-street parking available, and the home further benefits from gas central heating and double glazing throughout. A great opportunity to secure a home in a popular coastal location that requires some upgrading and modernising. Early viewing is highly recommended.

Rooms

Lounge	(13' 2" x 16' 7") or (4.01m x 5.06m)
Kitchen	(9' 10" x 9' 8") or (2.99m x 2.95m)
Bedroom 1	(10' 8" x 14' 2") or (3.25m x 4.33m)
Bedroom 2	(9' 10" x 10' 0") or (3.00m x 3.04m)
Bathroom	(7' 5" x 5' 5") or (2.27m x 1.66m)

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Free standing appliances include the gas range, fridge/freezer and washing machine.

Services

Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax

Band B

Tenure

Freehold

Floor area

73m²

Entry

By mutual agreement.

Don't delay - get in touch with Tailormade Moves today to arrange a viewing



Tel: 01463 233218 The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

info@tailormademoves.co.uk www.tailormademoves.co.uk

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only. Please note that the floor plans are indicative only and are not to scale.