

6 BOATH TERRACE, AULDEARN IV12 5SZ

Offers over £120,000



This charming one bedroom mid-terraced period property with garage and garden is tucked away at the rear of the historic and popular village of Auldearn.

R&R Urquhart LLP



6 Boath Terrace presents a great first time buy or investment property. The property benefits from a good size garden to the front of the property. There is also vehicular access onto Boath Terrace, and No 6 also has a large metal garage and parking.

Hall –

Accessed from the front door and with a storage cupboard under the stairs. A carpeted staircase leads to the first floor.

Lounge – 4.65m x 3.73m

Spacious well-proportioned room with window to the front aspect overlooking the garden. A brick fireplace and TV stand houses an electric fire, and an original alcove to the side provides some storage.

Kitchen – 2.86m x 2.77m

Located off the lounge and fitted with a selection of smart wood effect wall and base units, a stainless steel sink and white goods including a cooker, washing machine and fridge freezer. A window looks to the rear of the property and attracts lots of natural daylight into the kitchen..

Carpeted staircase to the first floor landing where a cupboard houses the Glow Worm central heating boiler.

Bedroom – 4.19m x 3.30m

A generous double room to the front of the property offering pleasant views over the village rooftops towards Cawdor.

Bathroom – 2.17m x 2.10m

To the rear of the property and comprising a white WC, wash hand basin and bath.



The Area

The popular historic village of Auldearn lies some 2 miles East of the seaside town of Nairn, a vibrant, fast-growing town offering all the amenities expected of a town it's size including bus and rail links, Inverness airport, approx. 7 miles away and the city of Inverness approx. 16 miles away. Auldearn itself is a quaint, popular village which may suit someone looking for a quieter more relaxed way of living, outside a busy town. It offers a highly regarded Community Primary School also catering for nursery children and the newly refurbished and growing in popularity, '1645 Inn' (named after the battle of Auldearn in 1645), has become the hub of the community. Regular events and exercise classes are hosted in the village along with various clubs being available.



Extras Included

Cooker, washing machine, fridge freezer

Heating	Gas fired central heating
Double Glazing	White uPVC double glazing
Council Tax	A
EPC Rating	D
Gas	Mains
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.