

26 TOLMIE CRESCENT, NAIRN IV12 5EQ

Offers Over £135,000



Two bedroom mid-terraced dwelling with a large garden, located on the Southern edge of Nairn, within easy access to the countryside and River Nairn walks.

R&R Urquhart LLP



From Tolmie Crescent a timber fence and gated entrance leads into the front garden and in turn leads to the timber front door which accesses the hallway.

To the left, a bright and airy dual aspect lounge/dining room provides ample space for relaxing and family dining, with French doors opening onto the rear garden. A focal

point is created by an ornamental fire surround, although the original open fire is still present behind.

The kitchen sits to the rear of the property, and has been recently refurbished and fitted with grey gloss units with complementing white marble effect worktops and striking red wet-wall splashback, creating a desirable and

contemporary room. Appliances include a fridge freezer, washing machine, oven and hob.

Additional storage is available below the staircase accessed from the kitchen which benefits from power.

The staircase leads to the landing which has a shelved linen cupboard and a loft hatch





Bedroom one is a spacious room to the front of the property and benefits from 2 built-in wardrobes. This room could easily accommodate more than one bed. Bedroom two sits to the rear of the property, and is also a good size double room with a built-in wardrobe.

The family bathroom, to the rear of the property, comprises a grey WC, wash hand basin fitted into a vanity unit, a bath with mains fed shower over.

The generous back garden is a pleasant South facing area mainly laid with grass and enclosed by a timber fence.





Approx. Dimensions

Hall	3.40m x 2.58m
Lounge	6.61m x 3.18m
Kitchen	3.20m x 3.14m
Bedroom 1	4.74m x 2.96m
Bedroom 2	3.78m x 2.95m
Bathroom	2.48m x 1.52m

Extras Included

Fitted floor coverings, blinds, curtains, fridge freezer, washing machine, oven and hob.

Heating	Gas central heating – new boiler within 2 years ago
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band C
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.