

42 SHORE STREET, NAIRN IV12 4PX

Offers over £155,000



Providing a fantastic home or ideal holiday let opportunity, this two storey end terraced house has been brought to the market in an excellent state of repair, and is also only steps away from Nairn beach, Nairn harbour and the riverside.

R&R Urquhart LLP



This delightful two-storey home is set in a truly enviable seaside location, just moments from the beach, harbour, and scenic riverside walks. Boasting stunning sea views, the property offers seaside charm with a convenient

location, making it ideal as a permanent residence, holiday home, or investment opportunity.

On entering the property, you are welcomed into a practical vestibule that leads directly into a bright and airy lounge

positioned at the front of the house. This well-proportioned living space is flooded with natural light from a large front-facing window and features a stylish fire surround with an electric fire, creating a cosy focal point. A staircase in the lounge leads to the upper floor.

To the rear of the property is a well-appointed kitchen, thoughtfully designed with modern living in mind, featuring contemporary white units paired with striking black worktops to create a clean and timeless monochrome look. The kitchen is fully equipped with appliances including an oven, hob, extractor fan, dishwasher, and fridge. There is ample space for a dining table, and a built-in cupboard provides additional storage and also houses the hot water tank.

Upstairs, the home continues to impress with a stylish bathroom finished with a white suite, including a WC, wash hand basin, and a bath with mains fed shower over.

There are two generous double bedrooms on the first floor. The rear bedroom benefits from stunning sea views that stretch across to the Moray Firth. A truly special feature to wake up to each morning. Both bedrooms are fitted with built-in mirrored wardrobes, offering excellent storage without compromising floor space.

Externally, the property includes a low-maintenance, fully enclosed paved garden area to the rear and side. There is also a handy garden shed and on-street parking is available.

This property's location is one of its standout features, offering the chance of an exceptional lifestyle for those who love the outdoors.







Approx. Dimensions

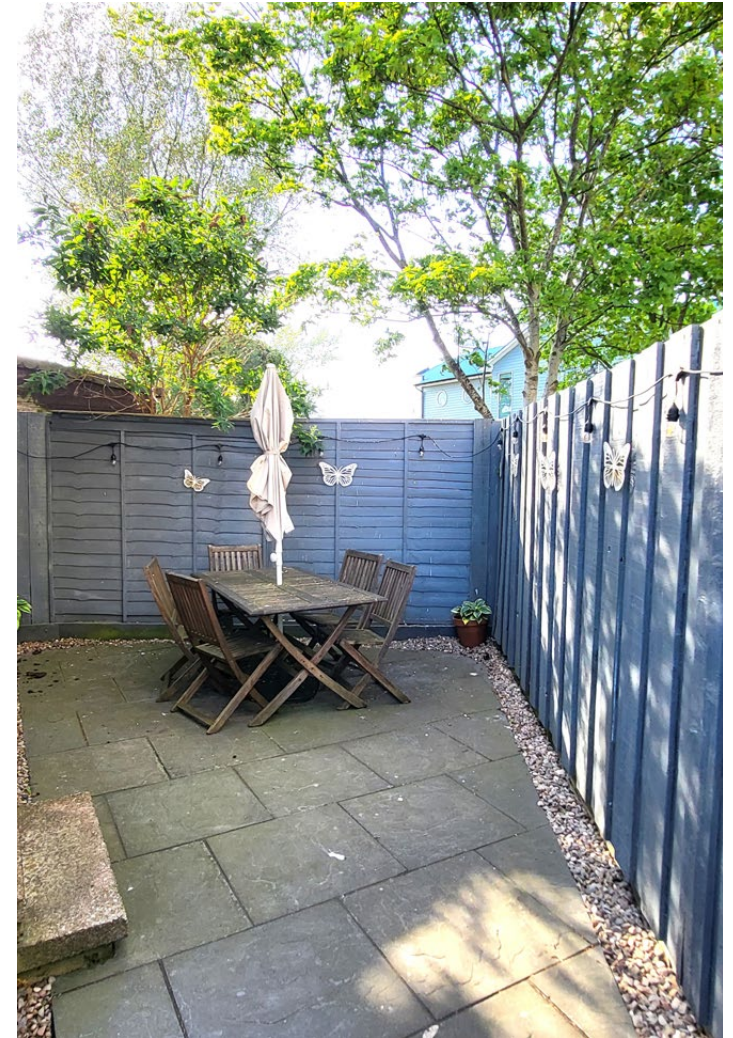
| | |
|-----------|------------------------|
| Vestibule | 1.58m x 1.09m |
| Lounge | 4.41m x 4.23m (widest) |
| Kitchen | 4.09m x 2.82m |
| Bedroom 1 | 4.23m x 2.81m |
| Bedroom 2 | 3.23m x 2.63m |
| Bathroom | 2.10m x 1.70m |

Extras Included

Blinds, curtains, fitted floor coverings, hob, oven, dishwasher, fridge, freezer and tumble dryer.

| | |
|----------------|---|
| Heating | Electric storage and convection heaters |
| Double Glazing | Timber double glazing |
| Council Tax | Band C |
| EPC Rating | Band E |
| Gas | None |
| 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.

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