

28A RIVER PARK, NAIRN IV12 5SR

Offers over £195,000



Rarely available two bedroom detached bungalow located in the River Park development, within easy walking distance of the town centre accessed by a pleasant walk across the pretty River Nairn and also close-by to Sainsburys supermarket.

***R&R Urquhart** LLP*



This two-bedroom detached bungalow is offered with no onward chain and presents a fantastic opportunity for first-time buyers or those looking to downsize.

Situated in a peaceful cul-de-sac within a well-established development in the seaside town of Nairn, the property

enjoys a quiet setting on the edge of the countryside. While in need of some updating, it offers great potential to create a comfortable home.

On entering, the hallway leads to a generously sized lounge positioned at the front of the property. Adjacent is the

dining kitchen, fitted with light grey wall and base units, electric oven, gas hob with extractor hood, and a stainless steel sink. A wall-mounted Worcester boiler provides central heating, and a breakfast bar separates the kitchen and dining areas. Two rear-facing windows bring in plenty of natural light, and a door leads to the back garden.

The shower room includes a WC, wash hand basin, and a shower cubicle with a recently installed electric shower.

Both double bedrooms, one to the front and one to the rear, feature built-in wardrobes, offering excellent storage.

Outside, the property enjoys garden space to the front, side, and rear, with ample gravel parking and a shed for additional storage.

This is a superb opportunity to own a home in a desirable location with scope to add value.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.







Extras Included

Heating	Gas fired central heating (boiler serviced May 2025)
Double Glazing	Timber double glazing
Council Tax	Band D
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.

R&R Urquhart LLP

Nairn Office

20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office

Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office

117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com



61549