

48A PARK STREET, NAIRN IV12 4PP

Offers Over £255,000



Charming traditional house just a short stroll from the beach, offered with no onward chain. Well-presented throughout, ready for immediate occupancy. A fantastic opportunity in a desirable location.

R&R Urquhart LLP



Located in the highly sought-after historic Fishertown area of Nairn, this well-maintained semi-detached home is just steps from the beach and a short walk from the town centre. Nestled within a charming maze of traditional streets, the property offers the perfect blend of character and convenience.

To the front, a courtyard garden provides a welcoming approach and has potential for off-street parking. The home benefits from gas central heating and uPVC double glazing throughout.

Entering through the main door, you are welcomed into a spacious dining kitchen featuring light wood-effect units, black laminate worktops, and a tiled splashback. A cream composite sink sits beneath the window, and the kitchen comes fully equipped with double electric ovens, gas hob, extractor hood, integrated microwave, fridge, freezer, and

dishwasher. The slate-effect ceramic tiled floor adds practicality and style, while there is ample space for a dining table or seating arrangement. A large walk-in cupboard houses the Vaillant central heating boiler, with plumbing and space for a washing machine and tumble dryer, as well as shelving for additional storage.

The hallway includes two storage cupboards, one understairs with generous space for coats and shoes, and another shelved cupboard for general use.

The bright and airy lounge features French doors to the front, an alcove with display shelving and cupboard below, and is comfortably laid with carpet.

The modern bathroom is well appointed with a white WC, wash hand basin, bath, and quadrant shower cubicle with mains-fed rain and handheld shower heads. The shower area is fully tiled, with tiling continued to dado height around the room.

A carpeted staircase leads to a light-filled first-floor landing, thanks to a rear window. There are three good-sized bedrooms, two of which benefit from Velux windows allowing in plenty of natural light and generous built-in storage.

This property would make a fantastic home for a wide range of buyers, offering spacious, flexible accommodation in one of Nairn's most desirable locations.







Approx. Dimensions

Dining kitchen	6.77m x 3.94m
Lounge	4.31m x 3.65m
Bathroom	2.36m x 2.30m
Bedroom 1	4.23m x 3.12m
Bedroom 2	4.04m x 2.66m
Bedroom 3	3.60m x 1.95m

Extras Included

Blinds, fitted floor coverings, 2 x ovens, gas hob, microwave, fridge, freezer, dishwasher.

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

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