

# R&R Urquhart LLP



## **I Courthouse Lane, Nairn IV12 4DP**

The 'Wow Factor' is definitely evident in this new to the market exclusive three bedroom apartment which has been completely upgraded and enhanced with quality fixtures and fittings along with the benefit of an exceptional eye for design and detail from the present owner. The property benefits from all the modern conveniences one would expect. However, retains features and character only existent in a period property.

- Hall • Lounge • Kitchen
- 3 Bedrooms, one with en- suite Bathroom and Dressing Room
- Shower Room • Utility Room

**Offers Over £175,000**

**Home Report Value £200,000**

HSPC Ref - 58177



# I Courthouse Lane, Nairn IV12 4DP

|                        |  |
|------------------------|--|
| <b>PRICE</b>           | Offers Over £175,000<br>Home Report Value<br>£200,000  |
| <b>ACCOMMODATION</b>   | Hall, Lounge, Kitchen, 3<br>Bedrooms, one with en-<br>suite Bathroom and<br>Dressing Room, Shower<br>Room, Utility Room. |
| <b>EXTRAS INCLUDED</b> | Carpets, light fittings,<br>blinds, curtains   |
| <b>HEATING</b>         | Gas central heating  |
| <b>DOUBLE GLAZING</b>  | uPVC double glazing  |
| <b>COUNCIL TAX</b>     | C  |
| <b>EPC RATING</b>      | C  |
| <b>SERVICES</b>        | Gas - mains<br>Electricity - mains<br>Water - mains<br>Drainage - mains  |

## Approx Dimensions

|               |               |
|---------------|---------------|
| Lounge        | 5.87m x 3.03m |
| Kitchen       | 4.99m x 2.30m |
| Bedroom 1     | 4.94m x 2.79m |
| En suite      | 3.75m x 2.35m |
| Dressing room | 2.49m x 1.50m |
| Bedroom 2     | 4.73m x 2.59m |
| Bedroom 3     | 2.77m x 2.59m |
| Shower Room   | 2.65m x 1.33m |
| Utility Room  | 2.63m x 1.63m |

The property is accessed through a walled communal garden which captures the sun at varying times of the day. It is laid with gravel, planted with shrubs and offers storage for wheelie bins. There is also a very useful outside store, handy for bikes, barbecues and suchlike. There is ample free parking adjacent.

The original curved stone steps lead to the first floor where the apartment is entered via a timber front door. A short flight of carpeted stairs lead to the accommodation.

The accommodation flows well with each room complementing each other due to the soft subtle and contemporary tones of grey and beige used throughout. The lounge sits to the front of the property gaining lots of natural daylight via the large triple window. A focal point is created by the feature fireplace with electric fire insert.

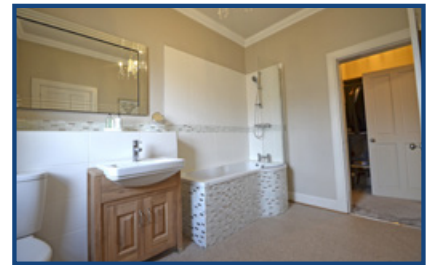
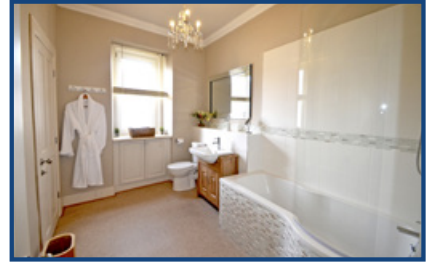
A Magnet, Cashmere coloured kitchen is modern and elegant with an uncluttered, streamlined design. There is a generous selection of useful storage and it also incorporates a four ring induction hob, extractor hood, oven, combination oven/microwave, fridge, freezer, dishwasher and stainless steel sink.

The three bedrooms are bright and airy and all of double capacity. One is presently utilised as a home office which is extremely useful in present times. The master bedroom is particularly generous and benefits from a connecting walk-in dressing room with shelving and hanging space, and in turn leads into a beautiful spacious en suite bathroom comprising a white WC, a wash hand basin and a shower bath with a mains fed shower over. A door from the bathroom also leads into the master bedroom.

For guests, a contemporary shower room with beautiful modern fittings and minimalist styling is provided.

Not many apartments can boast a convenient utility room, However, this one does and provides excellent storage and space for white goods along with a stainless steel sink.

I Courthouse Lane provides the luxury and taste any young professional would envy and enjoy or would equally provide an ideal holiday let investment. Set in a convenient central location, handy and within walking distance of all amenities Nairn has to offer including bus and rail links, shops restaurants and beaches.



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**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers Over £175,000

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**  
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