



7a Falconers Lane Nairn, IV12 4DX



We are delighted to present this 1 Bedroom Semi-Detached House located in the Town Centre of Nairn. The property is conveniently positioned for access to the Shops, Riverside walks, Beaches and Harbour. This property would make a great 1st Time Buyers or Investment Home.

Accommodation comprises; Entrance Hallway, Lounge with Open Plan Kitchen, Double Bedroom and Bathroom. Enclosed Communal Garden/Drying Area.

An Internal Viewing is Strongly Recommended.

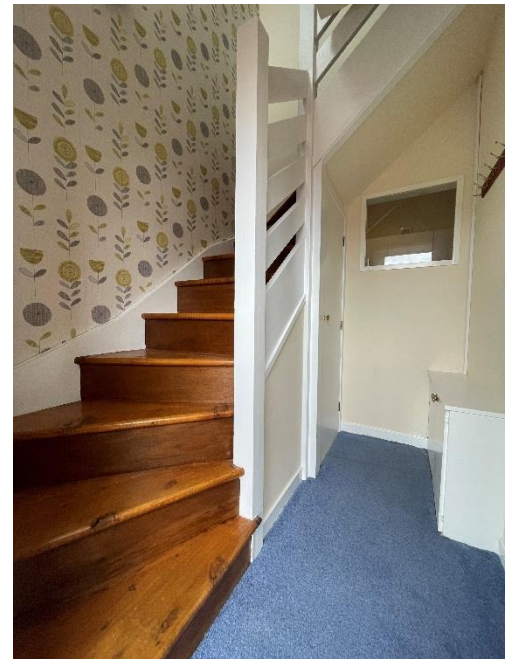
EPC Rating Band "E"

OFFERS OVER £92,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Hallway – 8'5" (2.56m) x 3'5" (1.03m)

Entrance to the property is through a timber door with glass panel insert. The Hallway has a ceiling light fitting, smoke alarm, heat detector, wall mounted bell chime and carpet to the floor. Wall mounted coat hooks, built-in cupboard houses the fuse box. Understairs storage with double power point, shelving and carpet flooring. Glass window overlooks the kitchen. Door leads to the lounge and Staircase provides access to the 1st floor.



Lounge with open Plan Kitchen

Lounge – 13'7" (4.13m) x 11'10" (3.6m)

Pendant light fitting, heat detector, double radiator, TV and various power points. Thermostat control and carpet to the floor. Recessed alcove with cupboard storage. Timber frame window with curtain pole and hanging curtains to the front aspect. Service door to the rear aspect with two glass panels.



Kitchen – 5'11" (1.8m) x 7'3" (2.2m)

The kitchen area has wall mounted cupboards for storage and base unit with a roll top worksurface. Space available for a fridge/freezer, electric double oven and hob with splashback and washing machine. Composite 1 ½ sink with drainer and wet wall splashback. Ceiling light fitting, various power points, window with hanging curtain to the rear aspect, vinyl to the floor.



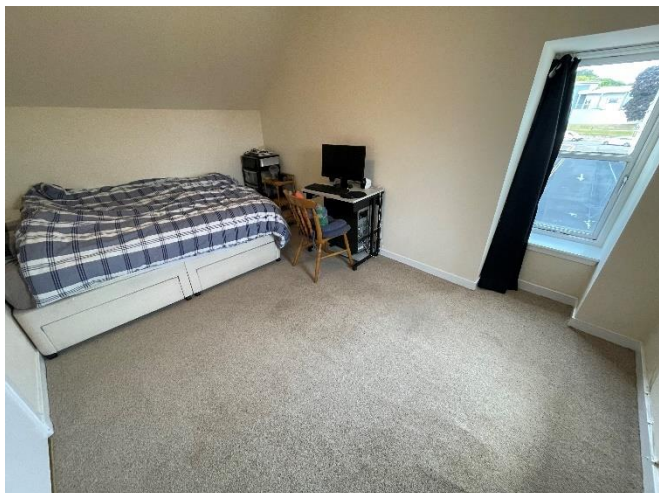
Staircase & Landing

Pine finished staircase with a painted white balustrade leads to the 1st floor accommodation. The half landing has a window which overlooks the front aspect. Ceiling light fitting, smoke alarm, heat detector, carbon monoxide alarm and carpet to the floor. Built-in walk-in cupboard (5'2" x 3'10") which houses the Worcester boiler. Also provides shelved storage, wall mounted light, carbon monoxide alarm and carpet flooring. Doors lead to the bedroom and bathroom.



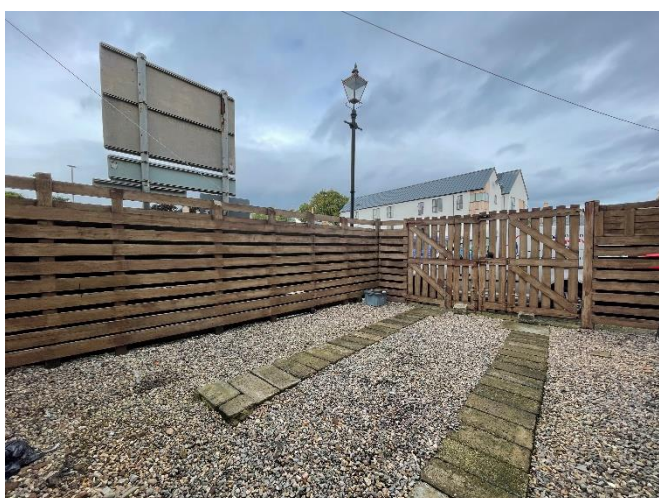
Bedroom – 13'8" (4.16m) x 9'0" (2.74m) plus window recess

Double bedroom with ceiling fan light fitting, single radiator, carpet to the floor, various power points, TV point. Two windows to the front aspect; one with venetian blinds and both with hanging curtains.



Bathroom – 5'11" (1.8m) x 8'6" (2.59m)

Corner bath with wet wall finish, an electric wall mounted Mira Sport shower and hanging shower curtain. Pedestal wash hand basin with chrome taps, tiled splashback and wall mounted medicine cabinet. Low level W.C. Wall mounted shelves, single radiator, ceiling light fitting, extractor fan and vinyl to the floor. Double glazed velux window overlooks the rear aspect.



Communal Garden

To the rear of the property is a stone chip pathway which provides a right of access to the communal garden for the two properties sharing the garden. At the side there is garden area which has been fenced in for privacy with double opening timber gates at the front. The garden is laid to low maintenance stone chips and paving. Washing line.

Note 1 –

All floor covering, light fittings, blinds, curtains and appliances are included in the sale.

Council Tax Band "B"
