

CHADKIRK COTTAGE, ACRE STREET, NAIRN



Charming stone built two bedroom cottage situated in a quite location close to Nairn town centre and all amenities. This tastefully decorated property provides comfortable, modern accommodation whilst retaining the charm of a traditional country cottage. Benefiting from new double glazing, central heating and a modern fully fitted kitchen this would be ideal for first time buyers or as a buy to let investment.

Accommodation comprises: - Hallway, Lounge, Kitchen, 2 Bedrooms and Bathroom.

Double glazing. Electric central heating. Garden.

Offers Over £115,000

Access to the property is gained via a wrought iron gate which opens into the attractive garden area. A paved pathway leads to the front entrance door which opens to:

HALLWAY 2.31m x 0.95m (7'7" x 3'1")

Laminate flooring. Wall mounted dimplex electric heater. Ceiling light fitting. Multi pane glass door to Inner hall giving access to

KITCHEN 2.91m x 1.96m (9'7" x 8'3")

Fully fitted kitchen with ample wall and base units in a light oak wood finish with brushed steel handles. Complimentary work surfaces. Laminate flooring. Sink and drainer. Space for cooker and fridge. Extractor hood. Space and plumbed for washing machine and dishwasher. Built in storage shelving. Window to the side. Fluorescent strip light. Four double 3 pin sockets.



LOUNGE 4.05m x 3.84m (13'3" x 12'6")

Well proportioned light and airy carpeted room with window overlooking the garden area. Carpeted. Two built in recessed alcoves with shelved storage cupboards below one housing the electricity metres and fuseboxes. Feature brick fireplace with electric log effect stove. Ceiling light fitting. Wall mounted dimplex electric heater.



From the Inner hallway a carpeted staircase with wooden handrail leads to:

UPPER LANDING

3.31m x 1.34m
(10'10" x 4'5")

Carpeted. Velux window. Built in shelved storage cupboards. Wall mounted electric heater. Ceiling light fitting.

BEDROOM 4.08m x 3.03m (13'5" x 9'11")

Good sized carpeted room with window to the side. Ample room for free standing wardrobes. Ceiling light fitting. Two double 3 pin sockets.



BEDROOM
2.61m x 2.34m
(8'7" x 7'8")

Carpeted bedroom with window to the side overlooking the garden area. Dimplex wall mounted heater. Hatch giving access to attic. Two double 3 pin sockets. Ceiling light fitting.



BATHROOM 1.68m x 1.68m (5'6" x 5'6")

Three piece white bathroom suite with Triton Madrid over bath shower. Frosted window to the side. Laminate flooring. Dimplex heater. Chrome heated towel rail. Ceiling light fitting. Extractor.

EXTERNAL

The attractive enclosed garden is bounded by mature trees and shrubs allowing privacy to enjoy the sun all through the day and into the evening. Tastefully laid out to lawn and paved patio areas with wide soil borders planted with a colourful variety of mature shrubs and flowers. The garden makes an ideal setting for outdoor entertaining in the summer months. Wooden garden shed.



Offers over £115,000 are sought but the sellers do not bind themselves to accept any or the highest offer.

Offers should be lodged with the sole selling agents:
- Messrs. Donaldson & Henderson.

**Donaldson
& Henderson**

The Property Misdescriptions Act 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. They do not constitute or form part of an offer or contract. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating systems etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

75/77 High Street, Nairn IV12 4BW

Telephone: (01667) 453395 Facsimile: (01667) 452178 DX 520953

E-mail: DonHen@BTinternet.com