

## 6 HIGHLAND COTTAGES, LODGEHILL ROAD, NAIRN IV12 4QN

Offers over £150,000



A charming two-bedroom cottage in a convenient and well-established area of Nairn, offering excellent potential for modernisation. This single-level home is ideal for first-time buyers or downsizers.

*R&R Urquhart* LLP



This two-bedroom cottage offers a rare opportunity to purchase a well-positioned home in a convenient and established area of Nairn. One of six cottages built in the

same style, within easy reach of the town centre, local amenities, and transport links.

The property is all on one level, and offers the opportunity to put one's own stamp on it. The property would suit those seeking a manageable and comfortable home, although would benefit from upgrading to modernise, and add value.

The cottage benefits from two garden areas and a shed. It should be noted there will be noise from the adjacent railway line.

Inside, the front door opens into the kitchen which, although fitted with dated units, offers excellent space, good natural light and room for informal dining. With some refurbishment, it could become a bright and welcoming hub of the home. A door leads from the kitchen into the lounge, a spacious and comfortable room featuring a large front-facing window that allows lots of natural light into the room.

From the lounge, doors lead to both bedrooms and the inner hall. The two bedrooms sit to the rear of the cottage and are well proportioned, each offering views over the garden and ample room for bedroom furniture. The inner hall includes a useful cupboard housing the hot water tank, with additional storage available for linens or household items.

The wet room is fitted with a white WC, wash-hand basin and a shower area with a Mira electric shower. Practical anti-slip flooring and wet-wall panelling provide ease of maintenance and functionality.

Overall, this cottage combines convenience, outdoor space and the opportunity to refurbish in a desirable part of Nairn. It represents a fantastic prospect for anyone looking to create a comfortable and personalised home.







### Approx. Dimensions

Kitchen	3.64m x 2.59m
Lounge	3.37m x 3.45m
Bedroom 1	3.63m x 3.43m
Bedroom 2	3.51m x 2.62m
Wet room	2.47m x 1.81m

### Extras Included

Blinds, curtains, fitted floor coverings, white goods. Shed.

Heating	Electric storage and convection heaters.
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band E
Gas	None
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.