



**Jubilee Cottage**  
**St. Ninian Road,**  
**Nairn, IV12 4EQ**

Offers Over £170,000

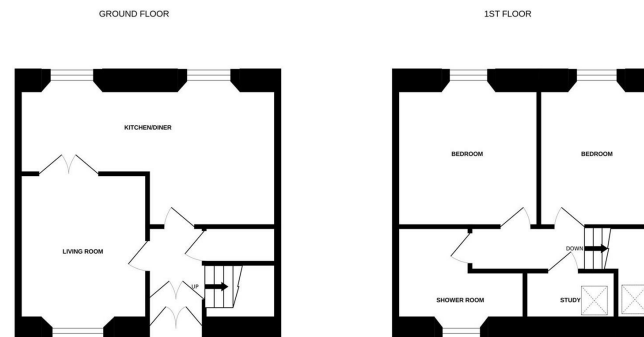


Set within the popular and well-connected coastal town of Nairn, this charming stone-built Victorian mid-terraced villa dates from the late 1890s and has been sympathetically modernised throughout, offering a wonderful blend of period character and contemporary comfort. An ideal home for first-time buyers or savvy investors alike. A welcoming entrance hallway sets the tone for the home, leading through to a bright and inviting lounge, full of warmth and charm thanks to its attractive open fire. To the rear, the modern kitchen/diner is a real highlight of the home, offering generous space for both cooking and casual dining. The kitchen is exceptionally well appointed with a full suite of integrated appliances, including an electric hob, electric oven, extractor, microwave, fridge/freezer, washer/dryer and dishwasher, making day-to-day living effortlessly convenient. Upstairs, there are two comfortable double bedrooms, each offering a peaceful retreat. The contemporary shower room is finished in a clean, timeless style. A storage cupboard with skylight, currently put to use as a small home office, adds a versatile and practical dimension to the upper floor, ideal for those working from home.

Outside, the property benefits from communal parking, while gas central heating and double glazing throughout ensure comfort and efficiency all year round. A fantastic opportunity to own a piece of Nairn's Victorian heritage, fully brought up to modern standards, don't miss out.

- **\*\*\*REVISED PRICE - 5K BELOW HR VALUE\*\*\***
- Ideal for first time buyers or savvy investors
- Outdoor storage and communal parking

- Lounge, kitchen/diner, 2 double bedrooms, shower room
- Modernised throughout with a blend of period character
- EPC band D



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the electric hob, electric oven, extractor, microwave, fridge/freezer washer/dryer and dishwasher.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax: BAND c

Floor Area: 785.70 sq ft

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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