

1 SHORE STREET, NAIRN IV12 4PX

Offers Over £115,000



Set in an enviable coastal location, this two bedroom, ground floor, self-contained flat offers easy living with everything you need close at hand, and should appeal to a wide range of buyers.

R&R Urquhart LLP



A well-presented ground floor flat offering comfortable and practical living, ideally suited to a range of buyers including first-time purchasers, downsizers, investors or those seeking a holiday let close to the seaside.

Access is via a timber front door leading into a central hallway, which provides entry to all rooms and includes a useful storage cupboard housing the electrics and hot water tank.

The property features a spacious lounge with a large front-facing window that fills the room with natural light, complemented by a carpeted finish for added comfort.



The fitted kitchen is bright and functional, with light wood-effect units, a cream laminate worktop and tiled splashback. A front-facing window allows in plenty of daylight, while there is space for white goods alongside an electric oven, hob and extractor hood. A cream composite sink and drainer completes the space.

The main bedroom is a generous and bright double, positioned to the rear with a window overlooking the back and finished with carpet. There is a further bedroom which can serve as a smaller double or a comfortable single.

The bathroom is fitted with a white suite comprising WC, wash hand basin and bath with a Mira electric shower over, with tiling around the bath and to dado height.

The property benefits from timber double glazing and electric storage heating.

Externally, there is a storage unit at the front door and parking available adjacent to the flat.



The location is a particular highlight, being just steps away from the river and nearby beaches, with the town centre a short stroll away. This property offers an attractive lifestyle opportunity in a sought-after setting.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.





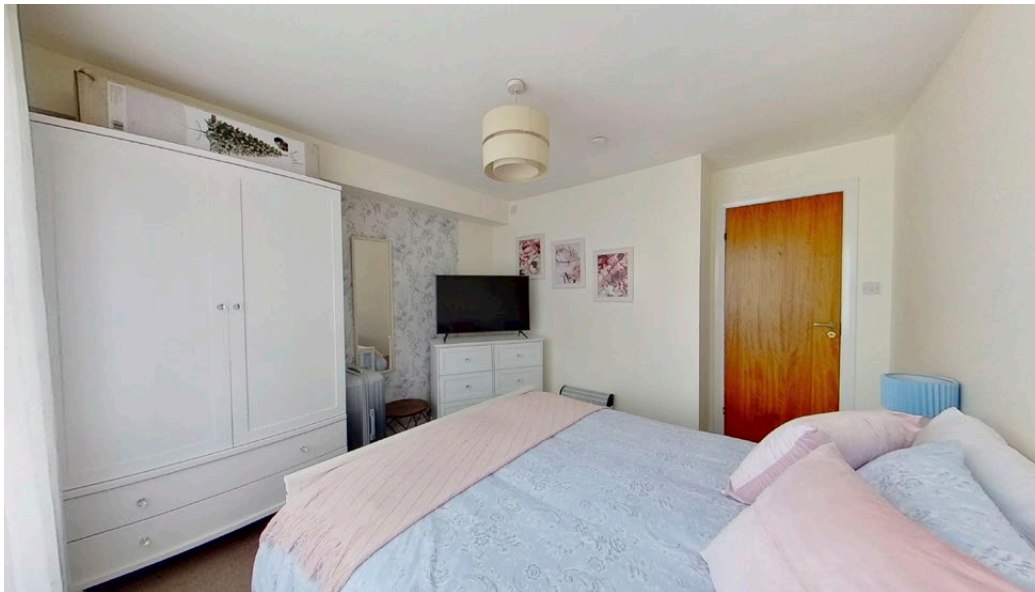
Approx. Dimensions

Hall	3.53m x 1.21m
Lounge	4.00m x 3.60m
Kitchen	4.00m x 1.92m
Bathroom	2.16m x 1.70m
Bedroom 1	3.35m x 3.31m
Bedroom 2	3.10m x 2.15m

Extras Included

Fitted floor coverings, hob and oven.

Heating	Electric storage and convection heating
Double Glazing	Timber double glazing
Council Tax	Band C
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.

R&R Urquhart LLP

Nairn Office

20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office

Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office

117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com