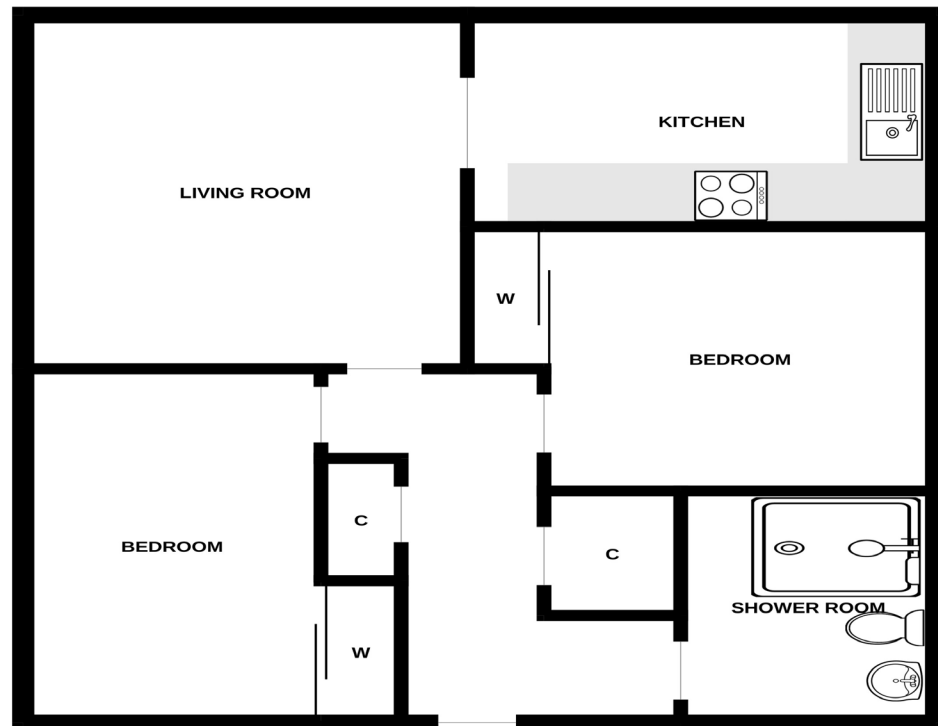




Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings and washer/dryer.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

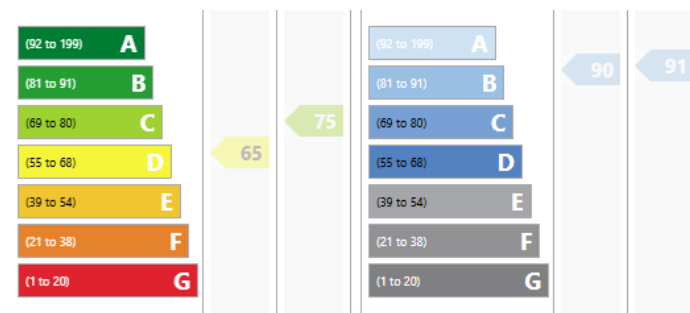
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £120,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



11 Tower Court Nairn

IV12 4ER

An attractive, two bedroomed second floor flat located in the popular town of Nairn. It boasts electric heating, double glazed windows and residents' parking.

OFFERS OVER £119,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview



Flat



2 Bedrooms



1 Reception



1 Shower Room



Electric



Residents' Parking



Lounge



Kitchen

Property Description

Conveniently located within walking distance of Nairn town centre and a number of excellent amenities, 11 Tower Court is an appealing, two bedroomed top floor flat that offers a range of great features including a modern fitted kitchen and shower room, electric heating, double glazed windows and residents' parking. In good condition throughout, the property will appeal to a number of prospective purchasers including those looking to purchase their first home, an individual or couple or those looking for a property with great letting potential, offering purchasers an excellent income. The flat is accessed via a communal entrance hall, which is shared with just seven other properties and has stairs leading to the top floor level where number 11 can be found. Internally, the accommodation is decorated with neutral tones, giving a clean and fresh feel, and comprises an entrance hallway, which has the advantage of excellent storage provisions, whilst giving access to the loft space. From here, there are two bedrooms with built-in wardrobes, a bright and comfortable lounge for relaxing, and of which proposes space for a small table and chairs for informal dining, and a fully fitted kitchen. This room is accessed from the lounge and is well-equipped with modern wall and base mounted units with worktops and splashback tiling, and has a stainless-steel sink with mixer tap and drainer, an integral electric hob with fan over and an electric oven. There is a free-standing washing machine which is included in the sale price. Lastly, the shower room is fitted with elegant wet-walling, fitted shelving and comprises a wash hand basin, WC and glass shower cubicle.

Outside, the flat sits within a quiet courtyard, and comes with residents' parking, along with additional parking spaces for visitors. On the whole, this flat is an idea purchase for those looking for a quality property in a great location and early viewing is encouraged.

Nairn is a thriving seaside town with award winning sandy beaches, a harbour and two championship golf courses. There are a wide range of shops, supermarkets, cafes, restaurants, a community/arts centre and hospital. The abundance of leisure facilities includes tennis and squash courts, outdoor bowls and a fitness centre with indoor swimming pool. The highland capital city of Inverness lies approximately fifteen miles to the west, providing an extensive range of retail, leisure and entertainment facilities, in addition to road and rail links to the north and south. Inverness airport is only eight miles distant, opening up travel to several UK cities and international airports beyond.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Hall

Shower Room

Approx 1.95m x 1.91m

Bedroom One

Approx 2.77m x 3.35m

Bedroom Two

Approx 2.83m x 8.23m

Lounge

Approx 4.73m x 3.93m*

Kitchen

Approx 2.60m x 2.43m

*At widest point



Shower Room

