

1 ROYAL MARINE APARTMENTS, MARINE ROAD, NAIRN IV12 4EN

Offers over £145,000



A well-presented one-bedroom apartment with garage, set within the highly sought-after Royal Marine Apartments on Nairn's seafront.

R&R Urquhart LLP



This attractive ground floor apartment enjoys an excellent location directly on the seafront and within easy walking distance of the town centre. Offering convenience, comfort

and a low-maintenance lifestyle, it is ideally suited to someone looking to downsize.

Situated on the ground floor, the property offers exceptionally easy access, while the rest of the building is

served by both stairs and a lift. Residents benefit from ample private parking, and each apartment is equipped with a secure door-entry system.



The hallway provides access to all rooms and includes a useful cupboard housing the Megaflo hot water cylinder, central heating boiler and electric circuit unit, while still offering additional storage and space for coats.

The lounge is a generous, south-facing room laid with carpet and featuring a full-height window that allows sunlight to pour in throughout the day, creating a warm and welcoming living space. A door leads directly into the kitchen.

The kitchen is fitted with light maple-effect wall and base units complemented by speckled laminate worktops and a tiled splashback. It includes a white composite sink, four-ring gas hob, electric oven and extractor hood, fridge and washing machine. A south-facing window enhances the bright and airy feel.

The shower room comprises a cream wash hand basin, WC and an 1100mm shower cubicle with a Grohé mains-fed shower, fully tiled for easy maintenance.



The spacious double bedroom features double built-in mirrored wardrobes, soft carpeting underfoot and a pleasant south-facing aspect, offering a peaceful and restful atmosphere.

Externally, the property benefits from a single garage with an electric up-and-over door. The development is enclosed by a stone wall and provides private parking for residents. The landscaped grounds include a tarred driveway, mono-block parking areas and a neatly maintained lawn interspersed with attractive flowerbeds, shrubs and mature trees, creating a charming and well-kept setting.

About the Apartments

The Royal Marine Apartments are situated in a prominent position on The Links which boasts a number of recreational facilities such as cricket pitch, band stand, coffee shops and a kids splash zone. The Nairn Highland Games are held on The Links every year and the seafront promenade gives access to the award winning beaches. Nairn is a popular holiday destination and offers many facilities including 2 championship golf courses, a marina, sailing club, swimming pool, museum and a Community Centre offering a range of entertainment. The town centre is within easy walking distance.

Factoring Charges

The property is factored by Trinity Factoring, and the fees are approximately £540 per quarter which covers building insurance, gardening, external window cleaning, common area cleaning and general maintenance including the lifts. There are four additional en-suite guest double bedrooms which may be rented for a nominal cost to provide overspill accommodation for visiting family and friends. These are rented out through the factoring association





Approx. Dimensions

Hallway	3.77m x 1.00m
Kitchen	2.85m x 1.74m
Sitting Room	4.68m x 2.97m
Bedroom	4.68m x 3.07m

Extras Included

Fitted floor coverings, blinds, curtains,

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band C
EPC Rating	Band C
Gas	Mains
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.

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