



This beautifully presented two-bedroom apartment occupies a prime position on the third floor, accessed by a lift or stairs and offers bright, spacious, and thoughtfully designed accommodation, all on one level.

R&R Urquhart LLP



The property is truly walk-in ready, with each room attractively decorated and finished with quality solid oak flooring.

The apartment is located on the top floor of Firhall House, which contains three properties per level and is accessible via lift or stairs. An intercom door entry system at the main entrance to the flats provides added security.

The oak front door of the flat leads into a welcoming L-shaped hallway, and a large storage cupboard houses the electric circuit unit, meter, and hot water cylinder.

The lounge is a bright and spacious dual-aspect room, and benefits from plentiful natural daylight. There is also ample space for a dining table and chairs, and a door leads out to the desirable private balcony, a perfect spot to enjoy the outdoors.

The kitchen is in pristine condition, fitted with a range of striking cornflower blue wall and base units complemented by marble effect worktops and splashback. Included in the sale are a single oven and microwave tower, four-ring gas hob, extractor hood, fridge, freezer, dishwasher, and washer/dryer—all in excellent condition. Solid oak flooring adds durability and style. There is also room for a table and chairs.

The standout bathroom features a white WC and wash hand basin with an illuminating mirror above, set in a stylish navy blue vanity unit providing good storage. A bath with shower over benefits from rain and hand held shower head options, all finished with attractive natural stone effect tiling to walls and floor.

The master bedroom is a generous, dual-aspect space with a dressing area with double built-in wardrobes offering excellent storage solutions.

The en-suite comprises a white WC, wash hand basin with illuminating mirror above, and a 1200mm shower cubicle lined with wet wall panelling and housing a mains fed Trevi shower. A large airing cupboard houses the central heating boiler and provides additional storage.



The second bedroom is also generously proportioned and features double built-in wardrobes providing ample storage. A hatch in the ceiling gives access to the partially floored loft.

Private allocated parking for one vehicle is included in the title deeds, with additional visitor parking also available.

Firhall Village is a peaceful and well-maintained development designed exclusively for residents over the age of 45. Located on the southern edge of Nairn, the development comprises a variety of homes and apartments set within beautifully landscaped communal grounds, managed by the Firhall Village Trust. The surroundings feature mature trees, shrubs, new planting, and lawns, creating a natural habitat for native birds, red squirrels, rabbits, deer, and wildfowl. Residents also enjoy the unique benefit of trout fishing rights on the River Nairn.

At the heart of the village, a central pond provides a tranquil spot to sit and enjoy the outdoors. All residents have access to the communal facilities on the ground floor of Firhall House, including a reception area, spacious lounge, library, and a multi-purpose room that can be hired for private functions for a nominal fee.

An annual fee of £950 covers the maintenance of the communal grounds. Apartment owners also contribute an additional £83 per month towards building insurance, communal area maintenance, fire alarms, and lift upkeep.





Approx. Dimensions

| | |
|----------------|---------------|
| Lounge | 5.17m x 4.78m |
| Kitchen | 3.50m x 3.47m |
| Bathroom | 2.35m x 1.94m |
| Master bedroom | 3.53m x 2.94m |
| En suite | 2.06m x 1.30m |
| Bedroom 2 | 4.34m x 2.67m |

Extras Included

Blinds, light fittings, integrated kitchen appliances.

| | |
|----------------|-----------------------|
| Heating | Gas 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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