

11 PARK STREET, NAIRN IV12 4PN

Offers over £160,000



Two bedroom semi-detached dwelling enjoying a convenient setting close to beaches. The property presents an excellent opportunity to tailor it to individual requirements. Offering well-proportioned accommodation, excellent storage and sought-after outdoor space.

R&R Urquhart LLP



Situated in the heart of the popular Fishertown area and within easy reach of the beautiful- beaches and Nairn town centre, this two-bedroom semi-detached dwelling offers an excellent opportunity for first-time buyers, investors, or

those looking for a property with scope to add value and personalise to their own taste.

The property benefits from front and rear gardens, together with a shared drying area also to the rear and a substantial shed which is included in the sale.

A uPVC front door opens into a vestibule, with a glazed door then leading through to the hall. A deep cupboard provides useful additional storage space.

To the front of the property is a bright and spacious lounge featuring a full-height storage cupboard and a blocked fireplace, offering the potential to be reopened to expose an open fire or perhaps install a woodburning stove.

Located to the rear, the generously proportioned kitchen offers excellent potential for improvement and redesign. It is currently fitted with a range of cream units with wood trim, incorporating a stainless steel sink positioned beneath a rear-facing window. There is a large under-stair cupboard with plumbing for a washing machine, a wall-mounted Potterton boiler, and a door providing direct access to the rear garden.

A carpeted staircase leads to the first-floor landing where two useful storage cupboards can be found. The principal bedroom is a generous double room enjoying a front-facing aspect, with a double wardrobe recess and access to the loft via a hatch.

The second bedroom is a bright single room featuring a Velux window which allows an abundance of natural light.

Completing the accommodation is an adapted shower room fitted with a WC, wash hand basin and easy-access shower enclosure with a Mira electric shower. The shower area is finished with wet wall panelling, while anti-slip vinyl flooring provides practicality and safety.

With its sought-after location close to local amenities, beaches and the town centre, together with its excellent storage, outdoor space and scope for enhancement, this property represents a fantastic opportunity to create a comfortable home or investment property.







Approx. Dimensions

Lounge	4.77m x 303m
Kitchen	4.22m x 3.30m
Bedroom 1	4.11m x 3.60m
Bedroom 2	2.48m x 2.40m
Shower room	2.38m x 2.16m (at widest)

Extras Included

Fitted floor coverings, window coverings, shed

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band A
EPC Rating	Band D
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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