

1 MILL ROAD TERRACE, NAIRN IV12 5EG

Offers over £145,000



A well-presented two-bedroom semi-detached home offering bright accommodation, off-street parking, and conveniently close to the town centre, schools, health centre and countryside walks.

R&R Urquhart LLP



This charming two-bedroom semi-detached home offers an ideal blend of comfort, convenience, and low-maintenance living. Set in a quiet location on the South edge of Nairn, the property features off-street parking, a

fully enclosed low maintenance south-facing rear garden, and a sturdy shed. The outdoor space is mainly paved and gravelled, providing plenty of room for outdoor seating, with ample parking and scope to add a garage if desired. The

front garden is laid to lawn with a paved path leading to the front door.

Inside, a spacious hallway welcomes you, with a full-height cupboard ideal for coats and everyday essentials.

The dual-aspect lounge is bright and inviting, finished with durable wood-effect laminate flooring and a marble-effect fireplace with inset gas fire. An alcove with built-in storage adds both character and some practical storage

The modern kitchen is fitted with contrasting dark base units and sleek silver wall units, complemented by matching worktops and a vibrant red tiled splashback. A table can be accommodated for informal dining. Appliances include an oven and microwave tower, ceramic hob, washing machine, fridge, and freezer, along with a 1½ bowl stainless steel sink. Slate-effect laminate flooring and a door to the rear garden complete this stylish space.

A carpeted staircase leads to the first floor, where you'll find a generous landing with a linen cupboard housing the hot water tank and access to the loft.

Both double bedrooms are very spacious and come with built-in storage, one room positioned to the front and the other to the rear. The Worcester central heating boiler is neatly concealed in one of the bedroom cupboards.

The shower room is smartly finished with neutral ceramic tiling to the floor and walls, featuring a WC, winged-edge wash hand basin, and a quadrant shower unit with multi-head shower jets. A chrome ladder-style radiator adds a contemporary touch.

This is a delightful and well-presented home—ideal for first-time buyers or those seeking a manageable property close to Nairn's town centre, health centre, schools, and the scenic riverside and countryside walks.







Approx. Dimensions

Lounge	6.57m x 3.20m
Kitchen	3.06m x 3.15m
Bedroom 1	4.76m x 2.88m
Bedroom 2	3.22m x 3.09m
Shower room	2.56m x 1.45m

Extras Included

Fitted floor coverings, blinds, curtains, washing machine, oven, microwave, hob, fridge, freezer, shed.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band B
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.



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



61677