

1 VIRGINIA TERRACE, NAIRN IV12 4BL

Offers Over £160,000



A bright and spacious three-bedroom period apartment full of character on two levels located in central Nairn offering huge potential to create a stunning home.

*R&R Urquhart* LLP



A bright and spacious three-bedroom flat that blends period character with huge potential. It's wonderful central location places you just moments from shops, restaurants, the beach and excellent local transport links to Inverness, making everyday living exceptionally convenient.

A private staircase from the front door leads up to the flat, opening into a generous hallway with access to the lounge, dining room, kitchen and a walk-in cupboard. From this hallway, a further staircase with a wooden handrail, metal balustrades and a carpet runner leads up to the three

bedrooms and bathroom, adding to the home's traditional charm and sense of space.

Inside, the property showcases high ceilings with elegant cornicing, while the lounge, dining room and hallway all feature solid wood flooring. The lounge includes two charming alcoves fitted with shelving and cupboards, offering both style and practical storage. Both the lounge and dining room feature double windows with wooden surrounds, filling the rooms with natural light, along with deep wooden skirting boards that elevate the period feel. They also include ornate ceiling roses and striking open cast iron fireplaces, each set on a slate hearth with a wooden surround. The lounge and the living room both overlook the High Street, providing an engaging outlook and a sense of connection to the surrounding area.

The kitchen offers excellent potential and includes cream base and wall units with solid wooden worktops, complemented by blue wall tiles and wooden cladding for added warmth and character. A white Belfast sink with mixer taps sits beneath a large south-facing window overlooking the access lane, filling the room with natural light. The kitchen is well equipped with a large Montpellier hob with oven, dishwasher, washing machine, and a large fridge freezer. Additional features include wooden flooring, high ceilings with cornicing, deep skirting boards, and space for a dining table and chairs, making it a practical and inviting room.



Upstairs, the flat offers three well-proportioned bedrooms. Bedroom one is enhanced by its open fireplace with slate hearth and wooden surround, along with a window overlooking the High Street and carpet flooring. Bedroom two benefits from a window overlooking the High Street, carpet flooring, and loft access, making it bright and functional. Bedroom three features a single-glazed window facing east and a Velux window to the west, ensuring natural light throughout the day. It includes ample shelving and cupboards, fully fitted mirrored wardrobes, and carpet flooring.

The bathroom includes an enclosed corner shower with a wall-mounted mains-connected shower, a freestanding cast iron bath and cast-iron basin, shelving, and a white WC. A south-facing window and a skylight bring in excellent natural light, while laminate flooring completes the room.





### Approx. Dimensions

Lounge	6.22m x 3.65m
Dining Room	6.64m x 3.66m
Kitchen	4.61m x 3.91m
Bedroom 1	6.24m x 3.63m
Bedroom 2	5.18m x 3.66m
Bedroom 3	3.30m x 5.17m
Bathroom	2.92m x 1.64m

### Extras Included

Washing machine, fridge freezer, dishwasher, hob and oven, curtains, fitted floor coverings

Heating	gas central heating
Double Glazing	UPVC double glazing except one room
Council Tax	Band C
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](http://www.urquhartproperty.com)



61928