

102 HIGH STREET, NAIRN IV12 4DE

Offers over £215,000



A rare opportunity to purchase a fabulous brand new, high-specification three-bedroom ground floor flat, ideally situated in the heart of Nairn.

R&R Urquhart LLP



This beautifully presented and exceptionally spacious three-bedroom ground floor flat has been newly converted from former retail premises, offering a unique and contemporary home in the heart of Nairn. Every aspect of the property is brand new, finished to a high standard

throughout, including new windows, doors, kitchen, bathrooms, flooring, and a new gas central heating system, providing efficient and comfortable modern living. The flat is also fully compliant with accessibility standards.

The heart of the home is the large open-plan living, dining, and kitchen area, which benefits from two front-facing windows allowing natural light to flood the space, and a uPVC entrance door,

The sleek white gloss fitted kitchen is complemented by a grey laminate worktop, electric oven, ceramic hob, extractor hood, a stainless steel sink, and offers ample storage and workspace. There is generous space for both dining and lounge furniture, making it an ideal setting for both everyday living and entertaining guests.

The flat features three well-proportioned bedrooms. Two of the bedrooms include built-in storage, providing convenient space-saving solutions, while the third has direct access to the rear right of way, which is used for wheelie bin access.

There are two beautifully finished bathrooms. The shower room features a white WC, wash hand basin, and a shower cubicle with a mains-fed shower and modern wet wall panelling. The main bathroom is equipped with a white suite comprising a WC, wash hand basin, and a bath with a mains-fed shower over and a glass shower screen. Both bathrooms are enhanced with chrome ladder style towel rails, and stylish illuminated mirrored cabinets above the basins, adding a touch of luxury and practicality.

A compact yet practical utility room provides plumbing for a washing machine, and a full height cupboard offers additional storage and houses the electric meter and consumer unit.

Located on Nairn High Street, this superb property offers all the conveniences of town centre living, with shops, cafes, medical facilities, transport links, and the beach all within easy walking distance. This is a rare opportunity to own a brand new, move-in-ready flat in a central location with excellent amenities on the doorstep. Ideal for a wide range of buyers.







Extras Included

Blinds, oven, hob, extractor hood, stainless steel sink.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band C
EPC Rating	B
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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