

# R&R Urquhart LLP



## **10A Park Street, Nairn IV12 4PN**

Ideal starter home or holiday bolthole. This one bedroom house has been upgraded to include a new kitchen, central heating boiler, double glazing, carpeting and fresh decoration, providing a 'ready to go' property.

Located in the heart of the historic Fishertown area of Nairn and only a short stroll to Nairn beach and the riverside.

- Hall • Lounge/Kitchen • Bedroom • Bathroom • Private Garden

**Offers Over £115,000**

HSPC Ref - 58352



# 10A Park Street, Nairn IV12 4PN

<b>PRICE</b>	Offers Over £115,000
<b>ACCOMMODATION</b>	Hall, Lounge/Kitchen, Bedroom, Bathroom, Private Garden.
<b>EXTRAS INCLUDED</b>	Carpets, blinds, washing machine, fridge, freezer, oven and hob
<b>HEATING</b>	Gas central heating
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	B
<b>EPC RATING</b>	D
<b>SERVICES</b>	Gas – mains Electricity – mains Water – mains Drainage – mains

10A Park Street sits to the rear and is accessed via a wrought iron gate and paved path to the uPVC side door. The garden is presently laid to lawn and includes a shed.

## **HALL**

### **4.35M X 1.80M**

Spacious hallway laid with wood effect Karndean flooring and offering generous coat hanging space. A small cupboard houses the gas meter and a further walk-in cupboard provides generous storage.

## **SITTING ROOM/ KITCHEN**

### **4.50M X 3.00M AND 2.67M X 2.22M**

A bright pleasant room to the rear of the property with patio doors leading to the back garden. A contemporary kitchen with white high gloss wall and based units is relatively new and incorporates a Zanussi 4 ring gas hob, electric oven, extractor hood, a composite black sink with drainer, integrated fridge, freezer and washing machine.

Storage has been maximised with use being made of every space, including a pull-out corner unit and spice racks to either side of the oven. The floor is laid with Karndean wood effect flooring.

## **LANDING**

A new neutral coloured carpeted staircase leads to the half landing which has a window to the side and in turn to the first floor landing with benefits from very generous storage by way of a large walk-in cupboard which houses the Worcester central heating boiler (new 2017 and recently serviced) along with wall-to-wall sliding door storage along the landing.

## **BEDROOM**

### **3.45M X 2.67M**

A very spacious double room with window to the rear aspect. Laid with new carpeting and again offering good storage via a triple door built-in wardrobe. A hatch accesses the loft.

## **BATHROOM**

### **2.20M X 2.08M**

Well-appointed and comprising a white WC, wash hand basin and bath with a Mira electric shower over and lined with wet-wall panels. Window to the rear and floor laid with a vinyl floorcovering.





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**VIEWING** By contacting R & R Urquhart LLP, Nairn office for an appointment.

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers Over £115,000

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**  
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