

10 DOUGLAS STREET, NAIRN IV12 4DJ

Offers Over £200,000



A hidden gem in the centre of town, now requiring some upgrading. However, offering great accommodation over two floors, a generous garden and potential for off-street parking.

*R&R Urquhart* LLP



Situated in the heart of Nairn only steps away from the High Street and all available amenities included Nairn's stunning beaches. However, the property still enjoys a location on a quiet street comprising a range of mostly traditional style properties.

10 Douglas Street, offers excellent accommodation to suit a range of buyers. On the ground floor the lounge is quite substantial, there is also a kitchen and a shower room. The first floor accommodation comprises three double bedrooms and a family bathroom.

Outside, the garden is to the front of the property. There is a garage which is in need of attention, a lawned area, a pond and various bird aviaries. A single gate allows pedestrian access from Douglas Street. Similarly, there are also unused double wrought iron gates further down the garden, indicating that off-street parking may be possible.

#### Hall

The hall is accessed via a timber front door, which leads to the lounge, kitchen, shower room and staircase. A generous cupboard provides some storage and also houses the hot water tank.

#### Lounge/Dining room 6.60m x 4.05m

An expansive room with two windows to the front of the property and allowing ample room for living accommodation and dining space. The floor is laid with exposed timber floorboards and a fyffe stone fireplace with gas fire adds a feature to the room. A large walk-in cupboard provides handy storage.



**Kitchen** **4.09m x 3.56m**

Fitted with wood trim units and a laminate worktop, the kitchen includes a stainless steel sink, washing machine, tumble dryer, dishwasher, oven, gas hob, extractor hood and a fridge freezer. A tiled fireplace adds character to the room and a window faces the front of the property.

**Shower Room** **1.88m x 1.73m**

Conveniently situated on the ground floor and comprising a white WC, wash hand basin and shower cubicle housing a Mira electric shower, lined with wet-wall panelling and having bi-fold doors.

A staircase from the hallway leads to the first floor landing.

**Bedroom 1** **4.15m x 3.59m**

A bright room to the front of the property benefiting from built-in double mirrored wardrobes.

**Bathroom** **3.28m x 1.80m**

A spacious room comprising a pink WC, wash hand basin and bath with a tiled floor. A window faces to the front of the property.

**Bedroom 2** **4.14m x 3.54m**

Another good sized double bedroom to the front of the property, benefitting from built-in double wardrobes.

**Bedroom 3** **3.15m x 2.85m**

A double room also to the front of the property where a generous cupboard houses the Worcester central heating boiler.

**Approx. Dimensions**

Lounge/Dining room	6.60m x 4.05m
Kitchen	4.09m x 3.56m
Shower Room	1.88m x 1.73m
Bedroom 1	4.15m x 3.59m
Bathroom	3.28m x 1.80m
Bedroom 2	4.14m x 3.54m
Bedroom 3	3.15m x 2.85m

**Extras Included**

Washing machine, tumble dryer, dishwasher, fridge freezer

Heating	Gas fired central heating
Double Glazing	Mixed uPVC and timber double glazing
Council Tax	Band D
EPC Rating	Band E
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.