

10 FIRHALL HOUSE, FIRHALL, NAIRN IV12 5RP

Offers Over £190,000



Beautifully presented period two-bedroom apartment forming part of the original stone built Firhall House and offering pleasant views over the Cawdor hills to the South

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This two-bedroom apartment has been sympathetically renovated a number of years ago and provides generous accommodation with many original features having been retained. The property is quite individual owing to the fact there is no residential dwelling below, and above is a large attic space with windows belonging to the flat, which has potential with the relevant planning consents be developed into further rooms.

The apartment is located on the 2nd floor and can be accessed either by the stairs or a lift. There is allocated parking which belongs to the apartment and there is also ample visitor parking.

From the security entrance door, a well-maintained carpeted stairwell accesses all the apartments. A lift is also available to each floor. A glass screened mezzanine area allows light to flood the communal areas and provides a pleasant space to enjoy the development and views.

On entering the apartment, a spacious carpeted hallway offers a good-sized storage cupboard, a smoke detector, a security intercom system, a keypad for the burglar alarm and a cupboard housing the electric meter and circuit breaker box.

A beautiful double aspect lounge has windows to the South and East directions attracting sunlight from early morning and throughout the day. High ceilings add to the overall feeling of space in this welcoming room. A large cupboard offers good storage and also houses the Mega Flo hot water cylinder.

The kitchen is fitted with quality oak effect wall and base units with a complementary green speckled worktop and matching splashback. Integrated appliances are manufactured by Smeg and consist of a four-ring gas hob with extractor hood above, electric oven, microwave, dishwasher, fridge, freezer, washing machine and a stainless steel 1½ bowl sink sits below the window to the South aspect. The Worcester central heating boiler is concealed within one of the wall units. There is space for dining and the floor is laid with Karndean tile effect floorcovering.



The carpeted master bedroom faces to the South aspect and benefits from a dressing room providing generous shelved and hanging space with two multi-directional light fittings affording plenty light. Access to the attractive en suite shower room is by way of a sliding door off the master bedroom and comprises a white WC with concealed cistern, a wash hand basin and a swivel door shower cubicle with a liberal 1200mm shower base with wet wall panelling and housing a Trevi chrome mains fed shower. The floor is laid with tile effect Karndean flooring.

Bedroom 2 is carpeted and also faces to the South aspect. The current owners have used this room for multi-purposes including an office and bedroom. An Edinburgh press, original to the former Firhall House, provides shelved storage and a further built-in double wardrobe provides hanging space. The hatch to the loft is also located in bedroom 2. The loft being of generous proportions with windows and potential for development.

The family bathroom comprises a white WC with concealed cistern, wash hand basin and a bath. The room is finished with a medicine cabinet, shaver point and Karndean tile effect flooring.

## Outside

The majority of the grounds at Firhall Village are communal and looked after and maintained to a high standard by Firhall Village Trust.

## About Firhall Village

Situated in a quiet location on the Eastern outskirts of Nairn Firhall Village development was created exclusively for the over 45s. Firhall development is designed with a wide variety of different styles of houses and apartments and is laid out in landscaped parkland, which utilises attractive mature trees and shrubs, together with new planting and lawns throughout and is a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. All residents in the Firhall Village Development will have the use of the public rooms on the ground



floor of Firhall House for clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. Owners also have the right to fish for trout on the River Nairn.

Each property on the development pays an annual charge (currently £840 per annum) for ground maintenance. No 10 Firhall House along with the other apartments pays an additional charge of £600 per annum to cover building insurance, communal maintenance and the lift maintenance.

### Approx. Dimensions

Hall	6.04m x 1.06m and 3.53m x 2.04m
Lounge	5.04m x 4.24m
Kitchen	3.83m x 2.48m
Bathroom	2.05m x 1.95m
Master Bedroom	3.57m x 3.50m
Dressing Room	3.55m x 1.66m
En Suite	2.07m x 1.98m
Bedroom 2	3.67m x 3.08m

### Extras Included

Carpets and fitted floor coverings, curtains, blinds, washing machine. Furniture by negotiation.

Heating	Gas central heating
Double Glazing	Timber double glazing
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.