

11 KING STREET, NAIRN IV12 4PD

Offers Over £90,000



One bedroom 1½ storey cottage located in the desirable and historic Fishertown area of Nairn. The property is now in need of renovation. However, with some work could realise a great investment property for holiday letting.

***R&R Urquhart*** LLP

11 King Street has been a family home for many years and is now brought to the market for sale. The property is in need of modernisation. However, the location with its close proximity to the beaches, riverside and town centre makes this an ideal property for a buyer looking for a project and then a desirable holiday let or to live in.

The paved courtyard garden is accessed off King Street and enclosed by hedging and a wrought iron gate.

There are two doors accessing the property. One into the hall and one into the kitchen. On entering the hallway a staircase leads to the first floor and an understairs cupboard provides good storage. A door leads into the lounge which is well-proportioned and features an open fire. At present there is an electric fire in front. Off the lounge is a small adjoining room which could be used as a study.

A door then leads off the lounge to the galley style kitchen which also has a door to the bathroom and garden. Both the kitchen and bathroom are in need of replacing.

A carpeted staircase leads to the first floor where a spacious bedroom is located. Again off this room is a small adjoining room which with some thought and work could perhaps be converted into an en suite shower room.

The property benefits from uPVC double glazing and heating is by means of electric storage heaters.





### Approx. Dimensions

Lounge	4.07m x 3.57m
Room off	1.92m x 1.90m
Kitchen	4.69m x 1.84m
Bathroom	2.91m x 1.59m
Hall	2.03m x 1.50m
Bedroom	3.93m x 3.31m
Room off	2.21m x 1.89m

Heating	Electric storage heaters
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band G
Gas	None
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.