

14 COLIN YOUNG PLACE, NAIRN IV12 4DH

Offers Over £115,000



Refurbished two-bedroom first floor flat brought to the market in walk-in condition, located in a convenient and central location of Nairn

R&R Urquhart LLP

14 Colin Young Place forms part of a small modern development of flats in the centre of Nairn. Each flat benefits from allocated parking and a security entry system. Situated just steps away from the town centre, beaches, travel links and all local amenities, this flat is ideally located and priced for a first-time buyer or would equally serve well as holiday accommodation.

Enter via the secure communal door into a communal entrance hall. There are five flats within this block. No 14 is on the left on the first floor and is reached via a staircase with a window on each level allowing ample daylight to flood in. The communal areas and stairwell are neat and well-kept.

The flat itself has been refurbished to include a contemporary new kitchen and upgraded bathroom, along with new floorcoverings and a fresh neutral décor throughout.

Entrance Vestibule **1.02m x 0.93m**

A timber front door leads into the entrance vestibule which is laid with laminate flooring. A further glazed door leads into the hall.

Hall **3.00m x 0.93m**

Accessing all rooms and laid with laminate flooring. There is a security phone entry system and a large walk-in storage cupboard houses the electric circuit unit and some shelving. A further cupboard houses a hot water tank.

Lounge **4.56m x 3.34m**

A bright and spacious room with views over rooftops to the sea. Recently decorated and laid with new carpeting.



Kitchen **3.31m x 1.79m**

Newly fitted with contemporary light grey wall and base units, black laminate worktops with attractive tiling above. A black composite sink and drainer complements the décor and sits below the kitchen window. A ceramic hob, electric oven, and extractor hood are included. Whilst space is available for white goods.

Bedroom 1 **4.17m x 3.33m**

Spacious double room to rear aspect benefitting from a built-in double wardrobe.

Bedroom 2 **3.28m x 2.71m**

A further double rear-facing room, again benefitting from a built-in wardrobe.

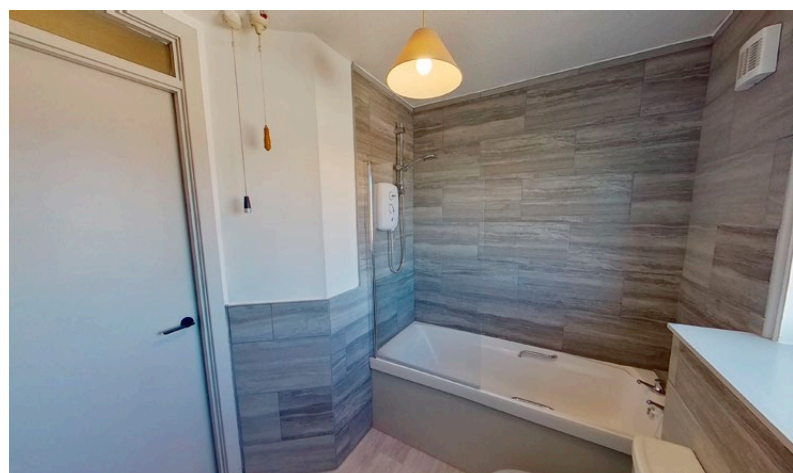
Bathroom **2.17m x 1.94m**

Recently upgraded and comprising a white WC, wash hand basin and a bath with an electric Triton shower over and glass shower screen. The walls around the bath and to dado height have been tiled with beautiful modern tiling to complete the updated look.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.

**Approx. Dimensions**

Kitchen	3.31m x 1.79m
Bedroom 1	4.17m x 3.33m
Bedroom 2	3.28m x 2.71m
Bathroom	2.17m x 1.94m

Extras Included

Carpets, oven and hob.

Heating	Partial electric storage heating
Double Glazing	Timber double glazing
Council Tax	Band C
EPC Rating	Band C
Gas	Mains
Electricity	None in the flat but there is in the development.
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.

R&R Urquhart LLP

Nairn Office
20 High Street,
Nairn IV12 4AX
T: 01667 453278
F: 01667 453499

Inverness Office
Ness Horizons Business Centre,
Kintail House, Beechwood Park
Inverness IV2 3BW
T: 01463 250025

Forres Office
117-121 High Street,
Forres, Moray IV36 1AB
T: 01309 676600
F: 01309 673161

www.urquhartproperty.com

