

17 TOWER COURT, NAIRN IV12 4ER

Offers Over £120,000



Two bedroom end terraced bungalow situated within a central and convenient location of Nairn.

R&R Urquhart LLP

17 Tower Court forms part of a modern development in central Nairn consisting of wholly flats with the exception of No 17, which is an end-terraced bungalow.

The property provides a great opportunity for a buyer wishing to downsize to a property all on the one level and to have easy access to the town centre, shops and riverside walks. An allocated parking space is available.



Hall

Entered via a timber front door into a carpeted hallway giving access to all rooms except the kitchen. A small cupboard houses the electric meter, another full height cupboard provides shelved storage and a further full-height cupboard houses the hot water tank which has recently been replaced.

Sitting Room (4.48m x 3.42m)

Newly carpeted room to the front of the property with a doorway accessing the kitchen.

Kitchen (2.47m x 2.83m)

To the rear of the property, off the sitting room and fitted with Oak effect wall and base units, a laminate worktop and tiled splashback. An electric oven, four ring electric hob and extractor hood are included in the sale, however the working condition of these items are not guaranteed. A stainless steel sink with drainer sits below the window to the rear.

Bathroom (2.00m x 1.93m)

Comprising a Sage coloured WC, wash hand basin and bath with electric shower over. Tiled around the bath area and laid with new vinyl floorcovering.

Bedroom 1 (3.61m x 2.74m)

Double capacity room to the front of the property, laid with carpet and benefitting from double mirrored wardrobes.

Bedroom 2 (3.04m x 2.74m)

To the rear of the property with glimpses of the river, laid with carpet and also benefitting from double built-in wardrobes



Accommodation

Hall, Sitting Room, Kitchen, 2 Double Bedrooms, Bathroom.	
Heating	Electric storage and convection heaters
Double Glazing	Timber double glazing
Council Tax	C
EPC Rating	D
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.

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