

R&R Urquhart LLP



1 Barrogill Terrace, Acre Street, Nairn IV12 4AF

Deceptively spacious 3 bedroom period property located at the end of a terrace of 5 similar properties providing generous accommodation over two floors with well-proportioned spacious rooms. A short stroll in one direction leads to the town centre whilst in the other direction the River Nairn with pretty riverside walks is easily accessed, making it an ideal location for convenience.

- Hall Lounge • Kitchen • 2 Double Bedrooms • 1 Single Bedroom
- Bathroom • Cloakroom with WC.

OIRO £140,000

HSPC Ref - 58011



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PRICE	OIRO £140,000
ACCOMMODATION	Hall, Lounge, Kitchen, 2 Double Bedrooms, 1 Single Bedroom, Bathroom, Cloakroom with WC.
EXTRAS INCLUDED	Carpets, blinds, curtains, cooker
HEATING	Gas central heating
DOUBLE GLAZING	uPVC double glazing
COUNCIL TAX	band B
EPC RATING	badn D
SERVICES	Gas – Mains Electricity – Mains Drainage – Mains Water – Mains Telephone - Wired

VESTIBULE

1.67M X 1.15M

uPVC and glazed front door leads into the vestibule where generous coat hanging space is provided. A glazed door then leads into the hallway which is carpeted, provides understair storage and accessed all ground floor rooms.

LOUNGE

3.88M X 3.46M

Well-proportioned room to the front of the property. An original fireplace which has now been blocked off may possibly be re-instated. Original alcove to the side of the fireplace with storage cupboard below.

KITCHEN

3.64M X 2.87M

Spacious room to the rear fitted with oak effect units black laminate worktops and splashback. Including a stainless steel sink with drainer and freestanding Hotpoint electric cooker. There is ample space for informal dining as well as white goods. A wall-mounted Glow-worm central heated boiler is located in the kitchen also.

SHOWER ROOM

2.05M X 1.65M

Comprising a coloured WC, wash hand basin and a shower cubicle housing a Triton electric shower.

From the hallway a carpeted staircase leads to the first floor landing where there is a small loft hatch and a skylight window.

BEDROOM 1

3.64M X 3.46M

To the front of the property, laid with carpet and providing excellent built-in storage.

BEDROOM 2

3.65M X 3.14M

To the rear of the property, laid with carpet and again benefitting from built-in storage.

BEDROOM 3

2.35M X 2.00M

A single room to the front of the property, gaining light via a Velux skylight window, laid with carpet and once again providing built-in storage.

CLOAKROOM WC

2.00M X 0.93M

To the rear of the property and comprising a white WC and wash hand basin.

ABOUT NAIRN

Nairn is an attractive seaside town with a prime location on the Moray Firth and is one of the driest and sunniest places in Scotland. The town remains a popular holiday destination and visitors and locals can enjoy the two fine sandy beaches, riverside walks, the harbour and promenade with fantastic views over the Moray Firth. Plenty of good restaurants and shopping are on offer. Nairn is also an ideal base for the golfing enthusiast with two championship golf courses in the town itself and the renowned Castle Stuart golf course only a few miles away, along with many others in the surrounding area. The town has two well-respected Primary Schools and Nairn Academy provides Secondary education. Excellent transport links are also provided in Nairn with a regular bus and train service along with Inverness airport being approximately 7 miles away.

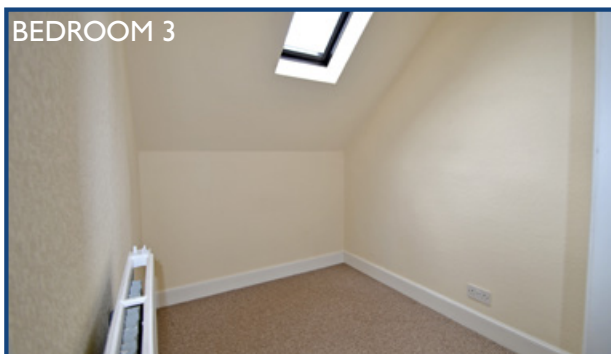
LOUNGE



KITCHEN



BEDROOM 3



BEDROOM 1



BEDROOM 2



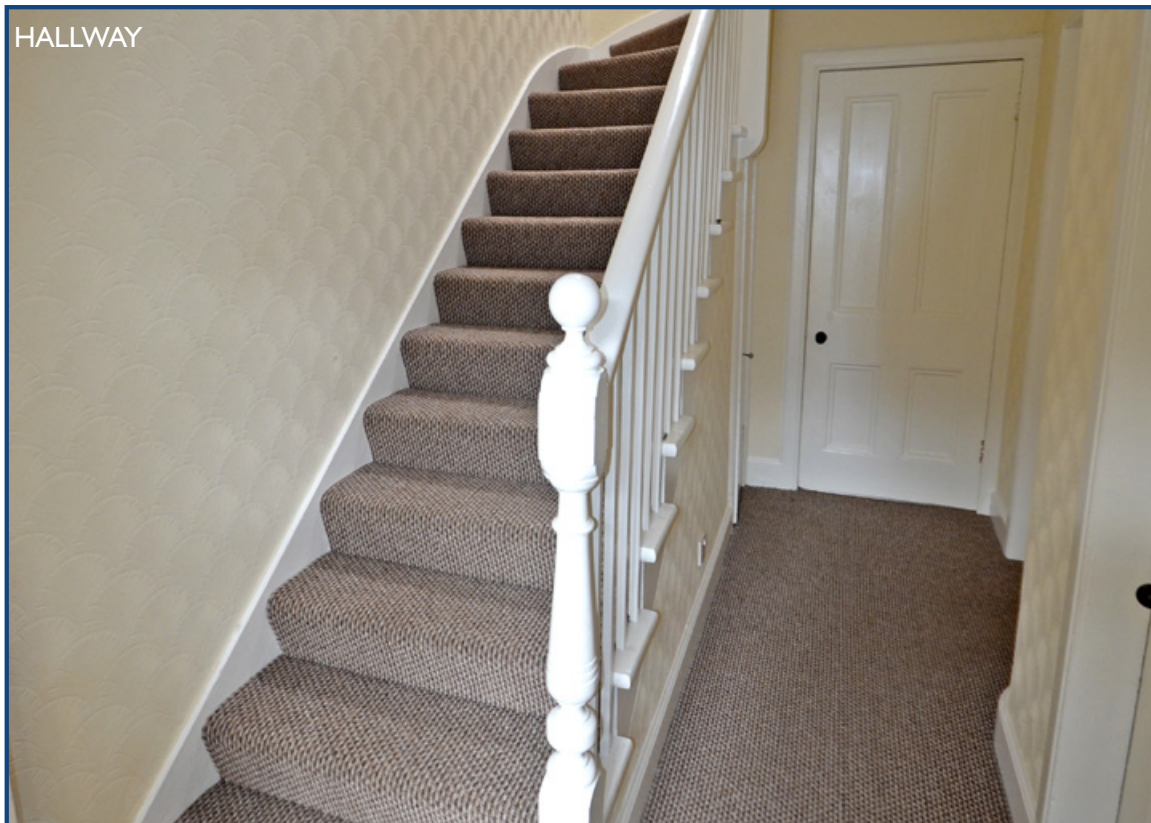
BATHROOM



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HALLWAY



VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE OIRO £140,000

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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