

R&R Urquhart LLP



I Royal Marine Apartments, Marine Road, Nairn IV12 4EN

One bedroom apartment with garage located within the sought after Royal Marine Apartments on the seafront of Nairn.

The apartment sits on the ground floor of the development convenient for ease of access. Other areas of the building can all be accessed by either stairs or a lift. Ample private parking is available and each apartment benefits from a security door entry system.

- Hall • Sitting Room • Kitchen • Bedroom
- Shower Room • Garage

Offers Over £120,000

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PRICE	Offers Over £120,000
ACCOMMODATION	Hall, Sitting Room, Kitchen, Bedroom, Shower Room, Garage.
EXTRAS INCLUDED	Newly fitted carpets and floor coverings, curtains and blinds, freshly decorated.
HEATING	Gas fired central heating
DOUBLE GLAZING	Timber double glazing
COUNCIL TAX	C
EPC RATING	C
SERVICES	Gas - mains Electricity - mains Water - mains Drainage - mains

HALLWAY

3.77M X 1.00M

Giving access to all rooms. A cupboard houses the Megaflo hot water cylinder, central heating boiler, electric circuit unit and provides storage and coat hanging space.

SITTING ROOM

4.68M X 2.97M

Generous south facing room, laid with new carpet and with a full-height window allowing plenty of natural daylight to flood in. Door to the kitchen.

KITCHEN

2.85M X 1.74M

Fitted with light Maple effect wall and base units with complementing speckled laminate work tops and a tiled splashback. Including a white composite sink, 4 ring gas hob, electric oven and extractor hood. Space is available for white goods and a window faces to the South aspect

SHOWER ROOM

2.56M X 1.70M

Comprising a cream wash hand basin, WC, 1100mm shower cubicle housing a Grohé mains fed shower which is tiled within.

BEDROOM

4.68M X 3.07M

Spacious double bedroom with double built-in mirrored wardrobes. Laid with new carpet.

EXTERNALLY

The property benefits from a garage with power, light and an electric up and over door. The apartments are enclosed by a stone wall and private parking is provided. The grounds are landscaped, with tarred drive, mono block parking spaces and a lawned area which is interspersed with well-maintained flowerbeds and various shrubs and trees.

ABOUT THE APARTMENTS

The Royal Marine Apartments are situated in a prominent position on The Links which boasts a number of recreational facilities such as cricket pitch, band stand, putting green, coffee shops and a new children's splash park. The Nairn Highland Games are held on The Links every year and the seafront promenade gives access to the award winning beaches. Nairn is a popular holiday destination and offers many facilities including 2 championship golf courses, a marina, sailing club, swimming pool, museum and a Community Centre offering a great variety of events. The town centre is within easy walking distance.

FACTORING CHARGES

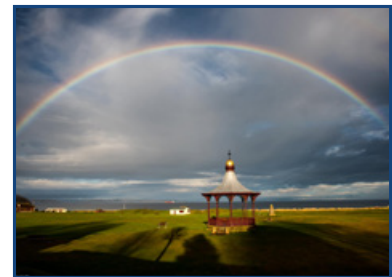
The property is factored and the fees are presently £100pm which covers building insurance, gardening, external window cleaning, common area cleaning and general maintenance including the lifts. There are four additional en-suite guest double bedrooms which may be rented for a nominal cost to provide overspill accommodation for visiting family and friends.

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

ENTRY By mutual agreement with the seller.

PRICE Offers Over £120,000

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.

R & R Urquhart LLP
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