

2 BARROGILL TERRACE, NAIRN IV12 4AF

Offers Over £135,000



Period 2 bedroom terraced house providing generous accommodation over two floors, located in a peaceful setting on the edge of Nairn town centre in a street comprising of traditional characterful properties.

R&R Urquhart LLP



This charming two-bedroom terraced period property is part of a row of five similar homes, perfectly positioned just steps from the town centre and picturesque riverside walks.

Full of character and original features, it offers deceptively spacious accommodation ideal for a variety of buyers.

A timber front door opens into the entrance vestibule, which features an attractive tiled floor, a cupboard housing the electric meter and circuit unit, and space for coat hanging. A uPVC double glazed door then leads through to

the hallway, where you'll find an ornate original staircase rising to the first floor and a large under-stair storage cupboard.

To the front of the property is a welcoming lounge with a beautiful cast iron open fireplace with a timber surround and an original shelved alcove, adding to the period charm.

The kitchen offers space for a dining table and chairs, with a limited range of wall and base units, a cooker, and space for further white goods. A window to the rear brings in natural light, while a wall-mounted Glow-worm central heating boiler and ceiling-mounted pulley clothes ailer add practicality.

A handy ground floor cloakroom includes a WC and wash hand basin.

Upstairs, there are two generous double bedrooms—one to the front and one to the rear—both well-proportioned and filled with natural light. The bathroom includes a bath with electric shower over and wash hand basin, with a separate room comprising a WC and additional wash hand basin for added convenience.



This is a very desirable property offering character and original detail, with potential to provide a comfortable and stylish home, situated in a most convenient town centre location with easy access to enjoyable walks.



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

Lounge	3.84m x 3.48m
Kitchen	3.64m x 2.86m
Cloakroom	2.04m x 0.92m
Bedroom 1	3.63m x 3.46m
Bedroom 2	3.65m x 2.85m
Bathroom	2.34m x 2.01m
Cloakroom 2	2.01m x 0.92m

Extras Included

Carpets and fitted floor coverings, blinds, curtains, cooker.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	Mains
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.