2 Cairn Avenue, Nairn IV12 4TG

Offers Over £50,000



A unique opportunity to acquire a fire-damaged property with exceptional scope for redevelopment, appealing to builders, developers and investors alike. Requiring full refurbishment or potential replacement, this project offers significant potential to create value.

R&R Urquhart LLP

This two-storey linked detached house with garage presents a rare opportunity for developers, builders or investors seeking a project with significant potential. Situated in the popular Cranloch area to the west of Nairn, the property occupies a plot with both front and rear gardens and enjoys convenient access to local amenities, schools and commuting options.

The property has suffered extensive fire damage internally and is in need of complete renovation or, subject to the necessary consents, may offer potential for redevelopment or rebuilding. Offered for sale strictly as seen, no survey is available and all viewings are undertaken entirely at the viewer's own risk.

For those with vision and experience, this property provides an exciting opportunity to create a family home or explore the potential for a profitable renovation and resale project.





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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