

R&R Urquhart LLP



21 Wilson Street, Nairn IV12 4NY

Fantastic, spacious two bedroom end terraced property located in the ever popular Fishertown area of Nairn. The property is set over two floors with two large rooms on the ground floor, providing a dining kitchen and a lounge along with a cloakroom with WC and 2 large bedrooms on the first floor along with a study and Jack and Jill bathroom. A courtyard garden to the side and front provides some outside space, although the close proximity to the Links and beach where all the outdoor space one could wish for is on offer.

- Hall • Lounge • Dining Kitchen • 2 Double Bedrooms • Bathroom
- Study • Cloakroom with WC.

Offers Over £180,000

HSPC Ref - 58133



21 Wilson Street, Nairn IV12 4NY

| | |
|------------------------|---|
| PRICE | Offers Over £180,000 |
| ACCOMMODATION | Hall, Lounge, Dining Kitchen, 2 Double Bedrooms, Bathroom, Study, Cloakroom with WC. |
| EXTRAS INCLUDED | Carpets, blinds, light fittings, integrated fridge, freezer, dishwasher, washing machine, oven and hob. |
| HEATING | Gas central heating |
| DOUBLE GLAZING | uPVC double glazing |
| COUNCIL TAX | Band C |
| EPC RATING | Band D |
| SERVICES | Gas – Mains Electricity - Mains Water – Mains Drainage - Mains |

Approx Dimensions

| | |
|-----------|---------------------------------|
| Lounge | 4.45m x 3.62m |
| Kitchen | 4.91m x 4.57m |
| Cloakroom | 2.20m x 1.09m (2.10m at widest) |
| Bedroom 1 | 3.83m x 3.20m |
| Bedroom 2 | 4.47m x 3.66m |
| Bathroom | 4.57m x 1.61m |
| Study | 2.08m x 1.92m |

From Wilson Street a stone wall and wrought iron gate enclose the property. There is a paved courtyard garden to the side with access to the kitchen via french doors. A shed is included in the sale.

A welcoming hall gives access to the ground floor accommodation and the original carpeted staircase with ornate balustrade.

The kitchen is well-proportioned offering ample room for a good sized dining table and chairs. Fitted with oak wall and base units providing generous storage. Included in the sale are an integrated fridge, freezer, dishwasher, washing machine, double oven, 5 ring gas hob, extractor hood and a 1 ½ bowl composite sink with drainer.



21 Wilson Street, Nairn IV12 4NY



21 Wilson Street, Nairn IV12 4NY

R&R Urquhart LLP



21 Wilson Street, Nairn IV12 4NY

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

ENTRY By mutual agreement with the seller.

PRICE Offers Over £180,000

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
Solicitors & Estate Agents
Established 1829

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

www.urquhartproperty.com