

22 GEORGE STREET, NAIRN IV12 5DU

Offers Over £135,000



Well-proportioned mid-terraced home with generous outdoor space, a driveway, garage and parking.

R&R Urquhart LLP



Situated in a popular residential part of town, this mid-terraced property offers spacious living accommodation, excellent storage, and a particularly generous rear garden. Ideally positioned within easy reach of the town centre,

schools, and health centre, it would make a great home for a variety of buyers including first-time purchasers, downsizers, or those seeking a practical property with potential for rental.

To the front of the house is a neat garden with a lawn and planted borders. The property also benefits from a driveway and garage to the rear, providing much sought-after off-street parking.



Inside, the accommodation is light and airy, with a spacious lounge to the front featuring a blocked-off chimney breast allowing the option for those wishing to reintroduce a fireplace or stove. To the rear is a good-sized kitchen with ample space for dining and two pantry cupboards providing excellent extra storage. A rear door leads directly out to the garden, making this a functional and well-thought-out space.

Upstairs, there are two spacious double bedrooms, both benefiting from built-in storage and offering plenty of room for additional furniture. The shower room has been adapted to suit a less-mobile owner, comprising a WC, wash hand basin, and an easily accessible shower enclosure with a mains-fed shower.

The rear garden is generous in size, offering a mix of lawn and patio areas and also gives access to a timber garage and a further shed, with a rear driveway and parking.

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.





Extras Included

Blinds and floor coverings.

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.