

22 ROYAL MARINE APARTMENTS, MARINE ROAD, NAIRN IV12 4EN

Offers over £195,000



Delightful two bedroom apartment located within the sought-after Royal Marine Apartments on Nairn seafont, and enjoying beautiful views over The Moray Firth

R&R Urquhart LLP





22 Royal Marine Apartments is located on the first floor of the development and is easily accessed from the main front entrance or the entrance to the East side.

The 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, play park, Strathnairn café/restaurant, James' Ice Cream shop/ café, and the children's Splashpad.

The Nairn Highland Games are held on the Links every year in August and the seafront promenade gives access

to the award winning central beach. Nairn is a popular holiday destination and offers many facilities including two championship golf courses, a marina, sailing club, swimming pool, museum and a new Community Centre. The town centre is within easy walking distance and provides a variety of shopping, tea rooms and restaurants.

A multi-locking composite door leads into the hall of the apartment which accesses all rooms and is lined with bespoke shelving along the full length of one wall. A cupboard in the hall offers some storage and also houses the Megaflo hot water cylinder.

Off the hall, the open-plan lounge and kitchen is a pleasant and sociable space of generous proportions, and takes in views of the Moray Firth to the West enjoying beautiful evening sunsets. The kitchen is fitted with good quality wood effect units with a complementing laminate worktop and tiled splashback. Appliances consist of a dishwasher, fridge, freezer, single oven, ceramic hob, extractor hood, washer/dryer and a stainless steel sink. The central heating boiler is housed within a kitchen unit creating a neat streamlined effect. A low-level breakfast bar allows for some informal dining and creates a division between the sitting room and kitchen.

The master bedroom has stunning sea views and benefits from two wardrobes and a shower room en-suite comprising a white WC and wash hand basin fitted into a vanity unit, with a shower cubicle housing a chrome Grohe mains fed shower. Bedroom 2 benefits from mirrored wardrobe storage and also takes in views of the sea. The spotless bathroom comprises a white WC, wash hand basin and a bath with a Grohe mains fed shower over.

All apartments can be accessed by lift or stairs from each floor and benefit from a garage, private resident parking and a security entry system with a key code.

There are four additional double en-suite guest rooms that can be rented at a nominal cost of £15 per night per room, to provide overspill accommodation for visiting family or friends.

A cleaner is in attendance five mornings per week to take care of the upkeep of the communal areas. Sensor lighting is fitted throughout the building and a lift is available to all floors.

EXTERNALLY:

The property includes a single garage with power and light which sits opposite the apartments. The development is surrounded by a stone wall and ample private parking is provided in two parking areas. The lawned areas are interspersed with well-maintained flowerbeds, various shrubs and trees. The driveways are tarred and the parking spaces laid with loc-bloc.

FACTORING CHARGES:

The property is factored by Trinity Management in Aberdeen and the fees are presently £140 per month which covers building insurance, lift maintenance, gardening, outside window cleaning, common area cleaning, gas and electric and general maintenance.





Approx. Dimensions

Lounge/Kitchen	6.42m x 3.48m
Bathroom	2.06m x 1.70m
Bedroom 1	5.27m x 3.08m (incorporating the en-suite)
Bedroom 2	4.07m x 2.36m

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band D
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains
	Inter-linked smoke detectors





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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