

22 SEABANK ROAD, NAIRN IV12 4EU

Offers Over £310,000



Four bedroom semi-detached dwelling offering huge potential with stunning, South-West facing garden. Located in a much sought-after location of Nairn.

R&R Urquhart LLP



This charming four-bedroom character home sits in one of Nairn's most sought-after quiet locations, perfectly positioned to enjoy a wonderful South-West facing sunny rear garden. The large, mature garden is beautifully stocked

with shrubs and offers an inviting outdoor space with plenty of room to relax or create something truly special. A garage adds further convenience, and the property's setting is within easy walking distance of the golf course,

Nairn's breathtaking beach, the town centre, and a busy high street filled with shops and restaurants.

Full of potential and ready for modernisation, the house offers an exciting opportunity to craft a wonderful home while retaining its original charm. An attractive entrance with a solid wooden door leads into a vestibule, followed by a glazed door opening into the hall. From here, you'll find a large, bright lounge featuring an appealing bay window with a front aspect, picture railings, a gas fire with timber surround, a tiled hearth, and carpeted flooring.

The spacious dining room also enjoys a front aspect and includes an open fireplace with a timber surround, marble hearth, and carpet flooring.

The kitchen to the rear of the property and accessed off the lounge is fitted with a selection of dated timber wall and base units with a stainless-steel sink below a window overlooking the back garden. Appliances include a cooker, fridge and tumble dryer.

The ground-floor bathroom includes a white WC, wash hand basin, and bath with tiling and a mains-fed shower over, along with carpeted flooring.



Bedroom one is also on the ground floor—a generous, light-filled room overlooking the rear garden, complete with built-in wardrobes and carpeted flooring.

Carpeted stairs lead to the first floor, where a skylight fills the landing with natural light. The landing includes a loft hatch and a useful storage cupboard.

Bedroom 2 is a comfortable double with a front aspect, carpeted flooring, and a walk-in cupboard housing the hot water tank and shelving.

Bedroom 3 is another generous front-facing double with built-in storage and carpeted flooring. Bedroom 4 benefits from a Velux-style window that brings in plenty of light, along with carpeted flooring.

With its unbeatable location, fabulous garden and huge potential, this property offers a rare chance to create a beautiful home in one of Nairn's most desirable areas.





Approx. Dimensions

Kitchen	3.23m x 3.24m
Lounge	4.15m x 4.13m
Dining Room	3.57m x 4.14m
Bedroom 1	3.33m x 2.94m
Bathroom	2.13m x 2.01m
Bedroom 2	2.75m x 3.46m
Bedroom 3	4.18m x 2.05m (3.78m widest)
Bedroom 4	3.18m x 2.70m

Extras Included

Fitted floor coverings, curtains, cooker, fridge, tumble dryer

Heating	Gas fired central heating.
Double Glazing	UPVC double glazing
Council Tax	Band E
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.