

22 SIMPSON STREET, NAIRN IV12 4NT

Offers over £230,000



Charming, beautifully maintained two-bedroom Fishertown cottage, just steps from Nairn's beaches and town centre. With a private garden, stylish interiors, and bright dual-aspect living spaces, it's the perfect seaside retreat for a range of buyers.

R&R Urquhart LLP



Nestled in the heart of Nairn's historic Fishertown, this beautifully presented two-bedroom cottage offers seaside charm and modern comfort. Just moments from the town centre and sandy beaches, it's an ideal retreat for those seeking a relaxed lifestyle by the sea.

This well-maintained home features a South facing, generous, and fully enclosed low-maintenance rear garden with a handy shed and mainly laid with paving and gravel. To the front a picket fence encloses the garden and a timber shelter conceals the wheelie bins.

The uPVC front door leads into a welcoming hall with carpeted stairs leading to the first floor.



The dual-aspect kitchen is fitted with light wood-effect units which offers a generous range of storage. There is also ample space for a dining table and chairs, and includes a stainless steel sink and drainer, double oven, ceramic hob, and extractor fan. Wood-effect laminate flooring adds a durable finish to the floor. Conveniently, a door leads directly to the back garden, and a utility room off the kitchen provides space for white goods and houses the Worcester central heating boiler.

The lounge is bright and inviting, also dual aspect, with French doors opening to the garden and a charming multi-fuel stove provides a central feature and a back-up mode of heating to the gas fired central heating.

The ground floor contemporary shower room comprises a white WC, wash hand basin with drawer storage below, and a large shower cubicle with a Mira mains-fed shower. Walls are tiled to dado height and the floor is finished in natural stone-effect ceramic tile.

Upstairs, two double bedrooms sit at either end of the landing, each with bay windows to the front, and additional rear-facing windows for plenty of natural light. A spacious cloakroom includes an integrated WC and wash hand basin, along with wall-to-wall mirrored wardrobes offering excellent storage.

This delightful home will appeal to a wide range of buyers—from first-time homeowners to those seeking a peaceful seaside retreat. With its character, comfort, and unbeatable location, this is without doubt a rare gem.





Approx. Dimensions

Dining kitchen	4.31m x 3.51m
Utility room	2.28m x 1.47m
Lounge	4.37m x 3.81m
Shower room	2.49m x 2.45m
Bedroom 1	4.47m x 3.44m
Bedroom 2	4.44m x 3.57m
Cloakroom	2.97m x 1.62m

Extras Included

Fitted floor coverings, blinds, curtains, 2 x ovens, hob, fridge freezer, washing machine, shed.

Heating	Gas fired central heating. Multi fuel stove
Double Glazing	uPVC double glazing
Council Tax	Band C
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.

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