

R&R Urquhart LLP



Flat 2, Alltan Donn, Tradespark Road, Nairn, IV12 5NF

This beautiful unique two bedroom flat has been brought to the market offering many desirable attributes including high ceilings and original doors.

Flat 2, Alltan Donn forms part of a grand traditional stone built category B listed property located on the edge of Nairn to the West side approximately 1 mile from the town centre. It was originally built at the start of the 1900s as a private home and then divided in the late 1970s into 4 dwellings, comprising a house and three flats. No 2 benefits from off-street parking, a private courtyard garden and use of a communal garden with a shed and rotary washing line for each flat.

- Hall • Lounge • Kitchen • Two Bedrooms • Bathroom
- Private courtyard garden and communal garden

Offers Over £150,000

HSPC Ref - 58518



Flat 2, Alltan Donn, Tradespark Road, Nairn, IV12 5NF

PRICE	Offers Over £150,000
ACCOMMODATION	Hall, Lounge, Kitchen, Two Bedrooms, Bathroom. Private courtyard garden and communal garden.
EXTRAS INCLUDED	Carpets, curtains, cooker, fridge freezer and washing machine
HEATING	Gas central heating
DOUBLE GLAZING	uPVC double glazed
COUNCIL TAX	C
EPC RATING	D
SERVICES	Drainage - septic tank

Dimensions

Lounge	4.62m x 4.47m
Kitchen	3.20m x 2.53m
Bedroom 1	4.90m x 2.20m
Bedroom 2	3.73m x 2.20m
Bathroom	3.04m x 1.71m

From Tradespark Road the property is enclosed by a block and harled wall with pillars accessing the large driveway and the three flats. Stunning seaviews can be enjoyed just before one enters the driveway and a close-by path makes for a pleasant walk over the golf course to the beach. There is ample off-street parking and a gate to the left leads to flats 2 and 3 where there is also a large lawn shared by the three flats. Each flat benefits from a shed and a rotary clothes line. A wooden gate defines the courtyard garden of No 2 which provides a pleasant low maintenance seating area.

Double uPVC front doors lead into the hallway and then to the left is an impressive lounge boasting high ceilings and a large double window. An original built-in cupboard provides good storage. A door leads off the lounge to the kitchen which benefits from views over the garden and is fitted with cream and wood trim units with a laminate worktop and a stainless steel sink and drainer. Included in the sale are a cooker, washing machine and fridge freezer.

Returning to the hall, access is gained to the bathroom and two bedrooms. The spacious split level bathroom comprises a white WC, wash hand basin with shaver light above and a bath with wet-wall panelling, a glass shower screen and a Triton electric shower over. A chrome ladder style radiator provides a contemporary addition and a deep tiled window cill with window to the front aspect allows plentiful daylight in. The bedrooms overlook the communal garden area with bedroom 2 being dual aspect and also has a window overlooking the courtyard garden. Both bedrooms have generous built-in storage making excellent use of available space. The wall mounted Glow-worm central heating boiler is located in a cupboard in bedroom 1.



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

ENTRY By mutual agreement with the seller.

PRICE Offers Over £150,000

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.

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