

3 TOWER COURT, NAIRN IV12 4ER

Offers over £120,000



A distinctive ground floor self-contained flat just steps from Nairn's town centre offering bright, spacious living, and charming architectural features making this an inviting and unique home.

*R&R Urquhart* LLP



This appealing ground floor flat sits just moments from the town centre, offering easy access to riverside walks, public transport, and the many amenities of Nairn's High Street.

The property, a partial 'C' listed building, incorporates distinctive architectural character with everyday modern requirements, highlighted by an impressive lounge set

within the original stone-built turret. High ceilings and tall dual-aspect windows draw in abundant natural light, creating a bright and spacious atmosphere.

The kitchen features light wood effect units with complementing worktops and splashback. A stainless steel sink and drainer sit beneath the window, and the kitchen is fitted with an electric oven, ceramic hob, extractor hood, fridge, freezer, dishwasher and washing machine.

Both double bedrooms offer generous proportions and include built-in sliding door wardrobes that provide excellent storage. Soft, new carpeting throughout the rooms adds comfort and warmth.

The shower room has been upgraded, and includes an 1100mm shower cubicle housing an electric shower, and lined with wet wall panelling, and the floor is laid with a vinyl floorcovering.

Outside, the property benefits from allocated and visitor parking, as well as some external storage. Its convenient location places shops, cafés, transport links, the riverside, and essential local facilities within easy reach.







### Approx. Dimensions

Lounge	4.61m x 4.62m
Kitchen	2.83m x 2.44m
Shower room	2.54m x 1.54m
Bedroom 1	3.19m x 3.08m
Bedroom 2	3.19m x 3.44m (including wardrobes)

### Extras Included

New carpets, hob, fridge, freezer, dishwasher, washing machine.

Heating	Gas fired central heating
Double Glazing	Timber 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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