

33B PARK STREET, NAIRN IV12 4PW

Offers Over £265,000



A beautifully refurbished characterful Fishertown cottage only a stone's throw from the beach, is brought to the market in walk-in condition, and offering generous accommodation over two floors.

*R&R Urquhart* LLP









33B Park Street is located in a prime area of Nairn only steps from Nairn harbour, the award winning Sundancer Restaurant and beaches offering miles of stunning sandy shores. Nairn beach attracts visitors from far and wide who travel to spend time on the beach, visit the waterfront cafés and partake in various water sports. You could have this right on your doorstep !

The property has been fully refurbished in recent years to a very high standard using quality fixtures and fittings, oak doors, floors, skirting boards, an oak staircase and oak ceiling beams to some rooms. A beautiful high gloss cream kitchen with attractive complementing worktops and integrated appliances also offers space for dining, with

additional storage and space for white goods available in the adjacent utility room. The utility room also houses the wall mounted central heating boiler, has a Belfast ceramic sink, and a stable style door leads to the rear garden and garage. Also off the utility room is a convenient ground floor cloakroom comprising a white WC and wash hand basin.

Completing the ground floor accommodation is a single bedroom to the rear of the property , located off the hallway, and a spacious front porch glazed to two sides offering a pleasant sitting area and providing protection from the elements of the weather.

### Approx. Dimensions

Porch	2.25m x 1.77m
Bedroom 3	3.27m x 2.13m
Lounge	4.99m x 4.10m
Kitchen	4.69m x 3.67m
Utility Room	2.48m x 1.87m
Cloakroom	1.87m x 0.88m
Bedroom 2	3.66m x 4.71m (at widest) – Mezzanine
Bedroom 1	3.43m x 3.91m
Shower room	1.49m x 3.86m (into shower cubicle)

### Extras Included

Fitted floorcoverings, blinds, curtains, dishwasher, oven, hob, extractor hood, fridge, washing machine, tumble dryer.

Some furniture by separate negotiation.

Heating	Gas fired central heating
Double Glazing	Mix of timber and uPVC double glazing
Council Tax	Band C
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



The first floor of the property is of split-level design with an oak staircase leading from the kitchen to the quirky mezzanine bedroom which is of double capacity, has Velux skylight windows to two aspects and oak ceiling beams adding a distinctive feature.

To the opposite end of the property on the first floor, accessed by the original carpeted staircase, is a bright and airy landing leading to a spacious double bedroom with windows to the front of the property allowing views of the sea. Adjacent to the bedroom is a beautifully refurbished shower room gaining lots of natural daylight via two Velux windows and comprising a traditional style WC, wash hand basin, bidet and shower cubicle housing a Mira mains fed shower.

The front garden is bound by a traditional low-level stone wall with grass to either side of the paved path. The large rear garden is fully paved with double gates allowing vehicular access to the garage. The rear garden has great potential.

#### About the Area

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.











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.