

34 SOCIETY STREET, NAIRN IV12 4PF

Offers Over £145,000



Two storey, 1 ½ bedroom, traditional Fishertown dwelling with front garden and located within a short walk to Nairn's beautiful beaches

**R&R Urquhart LLP**

34 Society Street is brought to the market offering a step onto the ladder for a first time buyer or would equally appeal to an investor for a buy-to-let or holiday home.

A two storey property, now in need of a little TLC, however providing a great opportunity for someone to put their own stamp on the property.

Located only steps away from the superb Nairn beach, the harbour, bars and restaurants. The town centre and transport links are only a short stroll away also.

The property is enclosed within a stone wall to the front with a wrought iron gate leading into a spacious paved garden area.

**Hall: (1.71m X 2.87m)**

Accessed via timber front door. Retaining the original exposed floorboards and exposed wooden staircase to the first floor.

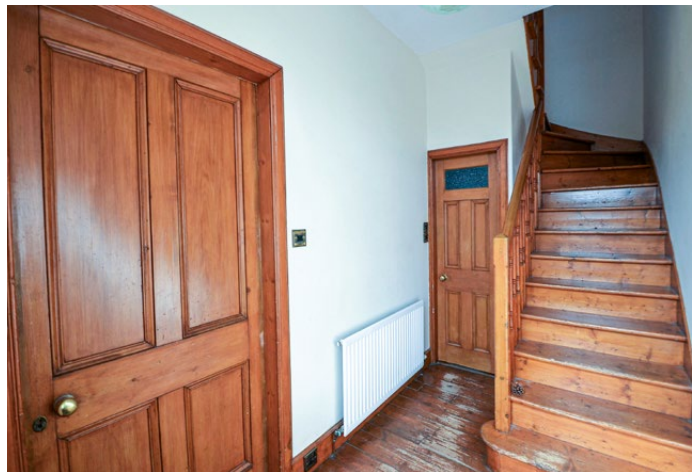
**Lounge: (4.43m x 4.10m)**

With a window to the front aspect with a cupboard below housing the electric meter. A focal point is created by way of a neat wood burning stove set in a marble inset and hearth with an oak surround. To the side of the fire is a shelved alcove with a cupboard underneath. An arch leads into the kitchen.

**Kitchen: (4.72m x 1.54m)**

A bright room with a large window facing to front and fitted with white gloss units. Space for white goods although the cooker is included in the sale. A wall mounted central heating boiler is located in the kitchen. This was replaced approx. 3 years ago and is serviced annually.





### Extras Included

Blinds, curtains, cooker

Heating	Gas fired central heating – boiler regularly serviced
Double Glazing	Timber double glazing
Council Tax	B
EPC Rating	E
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



**Shower Room: (2.57m x 1.44m - at widest)**

Comprising a white WC with concealed cistern, wash hand basin and a quadrant shower cubicle housing a contemporary mains fed rain shower. The walls and floor are fully tiled in ceramic slate effect tiling. A window faces to the rear of the property.

The original wooden staircase leads to the first floor landing which gains light via a Velux window, and a large cupboard provides good storage.

**Bedroom 1: (3.81m x 3.34m)**

A bright and spacious front facing room benefiting from wall to wall sliding door wardrobes along with an original shelved built-in cupboard.

**Bedroom 2 / Study: (2.46m x 1.59m /2.68m at widest)**

Ideal as a small guest bedroom or as a study, great for a home worker! A Velux window allows lots of natural daylight to flood in and a hatch in the ceiling accesses the loft.

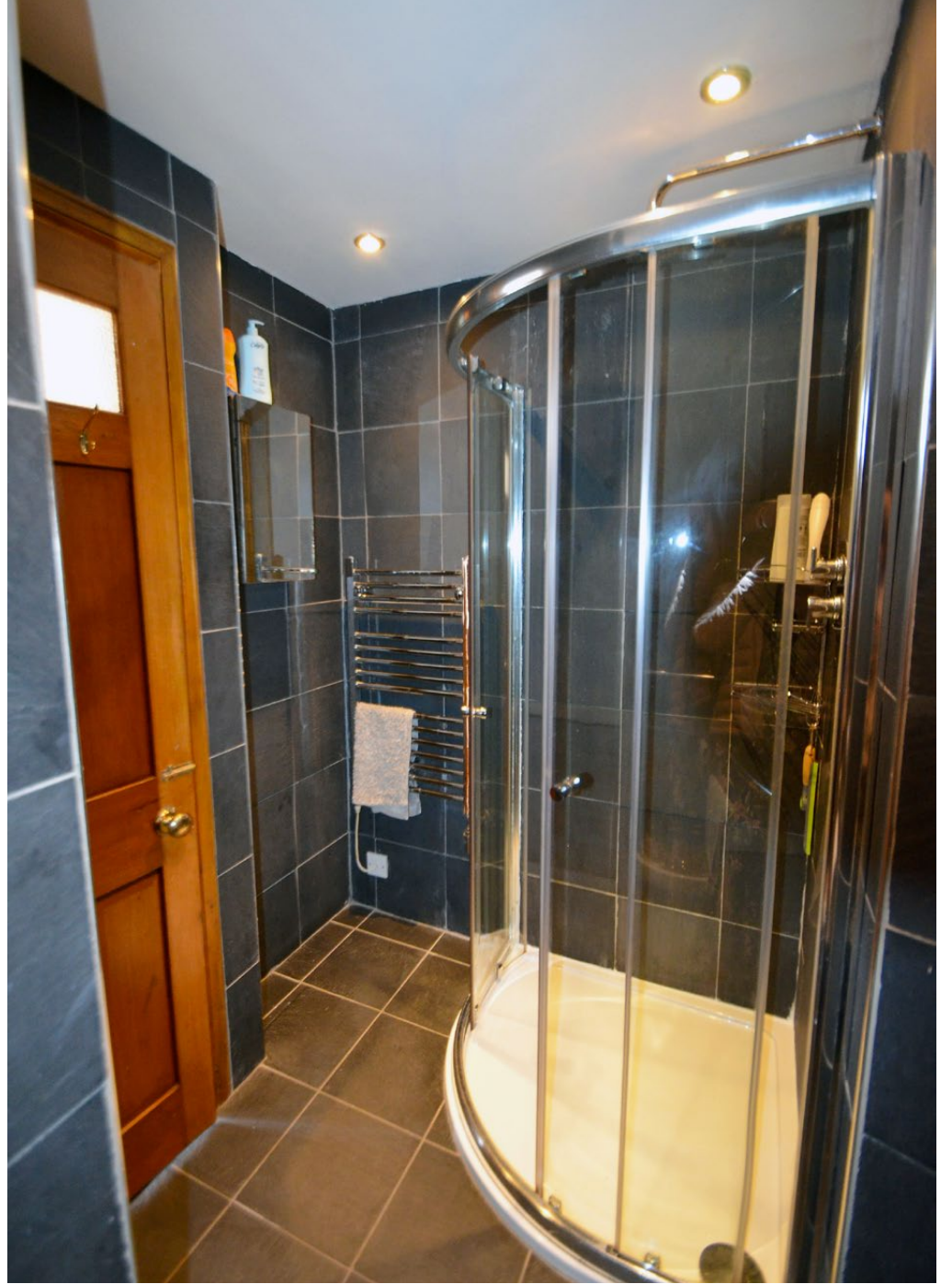
**About Nairn**

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.