

R&R Urquhart LLP



34 Park Street, Nairn, IV12 4PL

Three double bedrooms, one and a half storey house located in the popular conservation area of Fishertown and within walking distance of all local amenities, beaches and riverside walks. Easy commuting distance to Inverness, Aberdeen and Elgin as there is good transportation links by rail, road and bus. The property is available for immediate entry.

- Hall • Lounge • Dining Kitchen • Bathroom • 3 Double Bedrooms
- Shower Room • Patio/Garden area

Offers Over £210,000

HSPC Ref: 56990



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PRICE	Offers Over £210,000
ACCOMMODATION	Hall, Lounge, Dining Kitchen, Bathroom, 3 Double Bedrooms, Shower Room, Patio/ Garden area
EXTRAS INCLUDED	Blinds, curtains, carpets, flooring, fridge/freezer, washer/drier, extractor hood, gas hob and electric grill and oven (all integrated)
HEATING	Gas Central Heating and multi fuel stove
DOUBLE GLAZING	Timber uPVC
COUNCIL TAX	Band C
EPC RATING	Band E
SERVICES	Electricity – Mains Gas – Mains Water – Mains Drains – Mains Telephone – Wired

Entrance to the property is gained via a wrought iron gate with paved patio/front garden area and enclosed by a harled stone wall.

HALLWAY

6.49M X 1.07M (AT WIDEST)

L shaped carpeted hallway with a window to the front. 2 small cupboards housing electric fuse box and meter and stop cock for water. Large storage cupboard with pull cord light and housing 'Halstead Best 80' combi boiler, uPVC door to front aspect.

Pine banister and balustrade leading to upstairs with storage cupboards under eaves. Velux window to front aspect

LOUNGE

3.61M X 4.36M

Bright well-proportioned room with French doors accessing the garden. Recently installed JØTUL multi-fuel stove with Beech wood fire surround and black granite hearth. Solid cherry wood flooring. Alcove with shelving and cupboard underneath housing gas meter.

DINING KITCHEN

4.64M X 2.63M

Spacious contemporary kitchen benefitting from French doors to the garden. Fitted with matt cream base and wall units, with harlequin tiled splashback above Oak work tops. Integrated appliances include 'Hotpoint' fridge/freezer and pull out larder with shelves. Hotpoint washer/drier. 'Hotpoint' Extractor hood, 'Hotpoint' gas hob and integrated 'Zanussi' electric double oven and grill and a white ceramic sink.

JACK AND JILL BATHROOM

2.84M X 2.39M (AT WIDEST)

With connecting door to downstairs master bedroom and the hall. Beech vanity unit with black speckled worktop with white tiles and large wall mounted mirror above. White WC, wash-hand basin, bath and quadrant walk-in shower cubicle housing a mains fed shower. Chrome vertical towel radiator.

BEDROOM 1

3.75M X 3.40M

Double room accessed off the hall and also accessing the bathroom.

FIRST FLOOR

BEDROOM 2

4.17M X 3.60M

Double bedroom to the front aspect and providing double sliding door built-in double wardrobe.

BEDROOM 3

4.18M X 2.84M

Further double bedroom to the front. Double wardrobe with 2 sliding doors and storage cupboard above.

SHOWER ROOM

1.74M X 1.57M

Comprising a WC, wash hand basin with mirror above. Shower cubicle housing a 'Mira' electric shower. Louvre door cupboard housing hot water tank and shelf above.

OUTSIDE

Paved low-maintenance, fully enclosed garden which attracts day-long sunshine. Including rotary clothes drier, a shed and two wooden log stores.

KITCHEN



KITCHEN



LOUNGE



BEDROOM 1



BEDROOM 2



BEDROOM 3



JACK 'N' JILL BATHROOM



SHOWER ROOM



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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 £210,000

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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