

# R&R Urquhart LLP



## **3A Mill Road, Nairn IV12 4AN**

Brought to the market having been fully renovated and upgraded, this charming 2 bedroom semi-detached period property is situated in a convenient and central location of Nairn and only steps away from riverside walks.

The property has been fully modernised in the last two years and whilst it still retains character, it also offers all the benefits of contemporary living.

- Entrance hall • Lounge • Kitchen • Shower room
- Double bedroom • Single bedroom • Garden

**Offers Over £135,000**

HSPC Ref - 58001



# 3A Mill Road, Nairn IV12 4AN

|                        |   |
|------------------------|---|
| <b>PRICE</b>           | Offers Over £135,000  |
| <b>ACCOMMODATION</b>   | Entrance hall, Lounge, Kitchen, Shower room, Double bedroom, Single bedroom. Garden |
| <b>EXTRAS INCLUDED</b> | Carpets and blinds  |
| <b>HEATING</b>         | Gas central heating   |
| <b>DOUBLE GLAZING</b>  | uPVC double glazing   |
| <b>COUNCIL TAX</b>     | B   |
| <b>EPC RATING</b>      | D   |
| <b>SERVICES</b>        | Gas – Mains<br>Electricity - Mains<br>Water – Mains<br>Drainage - Mains             |

## Approx. Dimensions

|             |               |
|-------------|---------------|
| Lounge      | 3.56m x 3.84m |
| Kitchen     | 4.25m x 2.52m |
| Shower room | 2.09m x 1.76m |
| Bedroom 1   | 3.88m x 3.15m |
| Bedroom 2   | 2.56m x 1.84m |

The property is accessed off Mill Road, over a loc-bloc driveway where there is parking for one vehicle, although on-street parking is also available. A paved path leads to a timber gate and in turn into the garden of 3A. The garden is laid to lawn with a paved patio area. A front uPVC door enters into the hallway where there is a storage cupboard for coats under the stairs. Directly in front, is a contemporary shower room comprising a white WC, a winged wash hand basin with storage below and a quadrant shower cubicle housing a dual headed mains fed shower. Also off the hallway is the lounge which is well-proportioned with a window to the front over-looking the front garden. An original open fire has been concealed, however could potentially be reinstated. Off the lounge is an attractive modern kitchen fitted with grey gloss wall and base units and including a housing tower incorporating an oven and a microwave, a four ring ceramic hob, extractor hood and a stainless steel sink with drainer. Space is available for a washing machine, fridge freezer and a compact table and chairs. French doors lead off the kitchen onto the patio area and garden.

Going back to the hallway, a carpeted staircase leads to the first floor landing where a Velux window lets lots of natural daylight flood in. A double bedroom is dual aspect with a pleasant outlook over the front garden. Adjacent is a small single room with Velux window.

The property has been upgraded with new heating, electrics, timber treatment (certification available to the purchaser), kitchen, bathroom, flooring and external work providing a great property in walk-in condition.



KITCHEN



KITCHEN



KITCHEN



BEDROOM 1



BEDROOM 2



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 £135,000

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.

**R & R Urquhart LLP**  
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