

4 TOWER COURT, NAIRN IV12 4ER

Offers over £120,000



Two bedroom first floor flat, steps away from the town centre, riverside walks and public transport. A perfect option for a first-time buyer or investor alike.

R&R Urquhart LLP



This distinctive two-bedroom flat offers architectural charm and modern convenience, nestled just a short stroll from Nairn's bustling High Street. The standout feature is the impressive lounge, with high ceilings set within the original stone-built turret. Dual aspect with tall windows aid in attracting natural light, enhancing the sense of space and grandeur.

The kitchen is fitted with cream wood units, complemented by cream laminate worktops, and tiled splashback. A stainless steel sink and drainer sit beneath the window, appliances include an electric oven, ceramic hob, and extractor hood, with designated space for a washing machine, fridge freezer, and a small dining table and chairs ideal for casual dining.

Both double bedrooms are generously sized and thoughtfully designed with double built-in sliding door wardrobes providing ample storage while maintaining a sleek aesthetic. Carpeting adds warmth and comfort.

The shower room has been adapted for easy access and features a mains-fed shower, half pedestal wash hand basin, and a WC. The anti-slip vinyl flooring ensures safety without compromising style.

Outside, the property benefits from allocated and visitor parking, has some external storage, and is conveniently located near shops, cafes, public transport, and essential amenities offered in Nairn.

Whether you're a first-time buyer, downsizer, or looking for a characterful investment, this flat offers something special.







Approx. Dimensions

Lounge	4.35m x 4.36m
Kitchen	2.88m x 2.49m
Shower room	2.72m x 1.95m
Bedroom 1	3.22m x 3.11m
Bedroom 2	3.41m x 3.15m

Extras Included

Fitted floor covering, blinds, curtains, light fittings.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band C
EPC Rating	Band C
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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