

43 HARBOUR STREET, NAIRN IV12 4NX

Offers Over £285,000



Beautiful 3-bedroom end terraced riverside property built over four levels, enjoys an enviable position overlooking the River Nairn and is only a short stroll from the beaches and town centre.

*R&R Urquhart* LLP



Perfectly positioned in the sought-after historic Fishertown area of Nairn, this charming home enjoys a fabulous location just a short stroll from the beach, picturesque harbour, and a wide range of local amenities. Offering

superb versatility, it presents an excellent opportunity as a family residence, holiday retreat, or investment property, and is sure to appeal to a broad range of buyers. With

everything within easy walking distance and the added benefit of garage to the rear, this is a truly desirable home.

Before entering the property, you are welcomed by an attractive gravelled courtyard, thoughtfully arranged to provide space for enjoying a morning coffee or evening glass of wine in a peaceful, secluded setting.

The property is immaculately presented throughout, well-proportioned, and light-filled. A welcoming entrance with a colourful uPVC door opens into a spacious hallway, which also benefits from a convenient cloakroom with WC and wash hand basin.

From the hallway, there is access to a stunning open-plan kitchen, lounge and dining area. The kitchen, refitted in the last few years comprises attractive putty coloured Shaker style wall and base units with a complementing oak worktop, integrated fridge/freezer, hob, oven, and extractor fan. An oak breakfast bar defines the space between the kitchen and the living area, and beautiful wood effect laminate flooring allows a flow between the rooms. There is generous space for living and dining furniture with large windows framing delightful views across the river.

Upstairs, the accommodation is arranged over two levels, with the bedrooms thoughtfully designed to take advantage of the views. Bedroom one enjoys particularly attractive views over the river and benefits from ample fitted wardrobes and carpeted flooring. Adjacent is a most attractive bathroom with a white roll-top slipper bath, WC, wash hand basin, and a quadrant shower enclosure housing a mains fed shower, all lined in attractive blue and white wall tiling.

Also on the first floor is a further double bedroom to the front, along with an open



study area ideal for home working.

A further flight of stairs leads to another spacious bedroom on the upper level, which again enjoys views to the river and benefits from a spacious dressing area with built-in storage, and an ensuite shower room fitted with a white WC, wash hand basin, attractive neutral tiling and enclosed shower.

In addition, the property benefits from a basement level, featuring a spacious utility area with an amazing amount of storage, a 1½ bowl sink and a quartz worktop, and ample space for white goods. This also leads to a substantial garage complete with an electric door leading to the vehicular access at the rear. The central heating boiler and hot water cylinder is also located in the garage.





### Approx. Dimensions

Lounge/dining	4.22m x 5.38m
Kitchen	3.81m x 4.22m
WC	1.88m x 0.80m
Bedroom 1	4.23m x 3.61m
Bedroom 2	3.60m x 2.19m
Study Area	1.93m x 2.56m
Bathroom	1.90m x 3.21m
Bedroom 3	4.12m x 3.12m
Dressing Area	2.40m x 2.62m
Ensuite	1.70m x 1.81m
Utility Room	4.35m x 2.96m
Garage	4.36m x 6.17m

### Extras Included

fitted floor coverings, blinds, hob, oven, fridge, freezer,

Heating	Gas central heating
Double Glazing	Timber double glazed
Council Tax	Band E
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.

**Nairn Office**

20 High Street,  
Nairn IV12 4AX  
T: 01667 453278  
F: 01667 453499

**Inverness Office**

Ness Horizons Business Centre,  
Kintail House, Beechwood Park  
Inverness IV2 3BW  
T: 01463 250025

**Forres Office**

117-121 High Street,  
Forres, Moray IV36 1AB  
T: 01309 676600  
F: 01309 673161

**R&R Urquhart LLP**

[www.urquhartproperty.com](http://www.urquhartproperty.com)