

4 BARROGILL TERRACE, ACRE STREET, NAIRN IV12 4AF

Offers Over £135,000



Deceptively spacious traditional 2 bedroom terraced house providing generous accommodation over two floors. Located in a peaceful setting on the edge of Nairn town centre in a street comprising of traditional characterful properties. A short stroll in one direction leads to the town centre whilst in the other direction the River Nairn with pretty riverside walks is easily accessed.

R&R Urquhart LLP

Vestibule – 1.78m x 1.41m

A mahogany effect uPVC front door leads into the vestibule in which benefits from a storage cupboard which also houses the electric meter and circuit breaker.

Hall – 4.38m x 1.78m

Newly carpeted hall with attractive staircase leading to the first floor. A generous understair cupboard provides great storage. All ground floor rooms are accessed off the hallway.

Lounge – 3.86m x 3.46m

A well-proportioned room to the front of the property featuring the original exposed floorboards and a recessed fireplace which has now been blocked off and now houses a Dimplex electric stove. (the open fireplace may be able to be reinstated). An original alcove sits to the side of the fireplace with storage cupboard below.

Kitchen – 3.57m x 2.85m

A spacious room to the rear, fitted with oak effect units and a solid oak worktop, including a Belfast ceramic sink with Victorian style mixer tap, single electric oven, four ring gas hob and extractor hood. A freestanding fridge freezer is also included and there is space for informal dining.



Cloakroom with WC – 2.00m x 1.12m

To the rear of the property and comprising a wash hand basin and WC. A built-in cupboard houses a Vaillant wall mounted central heating boiler which was new in June 2021.

A newly carpeted staircase leads to the first floor landing where there is a loft hatch and Velux window.

Bedroom 1 – 3.62m x 3.48m

A generous room to the front of the property with attractive original exposed floorboards. An original shelved cupboard provides some storage and there is ample space for additional freestanding furniture

Bedroom 2 – 3.53m x 2.86m

Located to the rear of the property and again with the original exposed floorboards and a shelved cupboard.

Bathroom – 2.24m (2.80 at widest) x 1.88m

Comprising a white WC, wash hand basin, bath and circular shower cubicle housing an electric shower. A Velux window allows lots of natural daylight to flood in and a chrome ladders style radiator has been newly installed.

Utility Room – 2.00m x 0.93m

With a window to the rear of the property and having space and plumbing for a washing machine and tumble drier which are both included in the sale.



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.

Accommodation

Ground Floor - Hall, Lounge, Kitchen, Cloakroom with WC,

First Floor - 2 Double Bedrooms, Bathroom, Utility Room.

Extras Included

Blinds, curtains, carpets, fridge freezer, washing machine, tumble dryer, Dimplex electric stove.

Heating	Gas central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band B
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EPC Rating	Band D
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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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.