

4 JOHN STREET, NAIRN IV12 5DR

Offers Over £155,000



Mid-terraced three bedroom property offering generous accommodation over two floors.

R&R Urquhart LLP





Extras Included

Carpets, blinds, curtains, light fittings, dishwasher.

Heating	Gas central heating – new boiler installed December 2023 with new radiators on the first floor.
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





Hall – 4.45m x 0.98m (1.93m at widest)

Entered via a uPVC double glazed door where a carpeted staircase leads to the first floor. A cupboard under the staircase provides some storage for appliances, coats and shoes. A further small cupboard houses the electric meter and circuit unit.

Lounge – 4.60m x 4.15m

Well-proportioned carpeted room to the front of the property with a sliding door accessing the kitchen. The feature wall incorporates a brick effect TV stand and fireplace housing an electric fire, with an alcove to the side.

Dining Kitchen – 4.54m x 2.98m

To the rear of the property and fitted with light wood effect units with a complementing black laminate worktop. Appliances include a gas hob, extractor hood, oven and dishwasher. There is space available for further white goods. A stainless steel sink sits below the window overlooking the back garden and patio

doors access the garden. There is ample room to accommodate a dining table.

Bathroom – 2.92m x 1.93m

A spacious room to the rear of the property comprising a white corner bath, WC, wash hand basin and a quadrant shower cubicle housing a mains fed shower.



Carpeted staircase to first floor landing.

Bedroom 1 – 3.84m x 3.18m

A generous double room to the front of the property benefitting from excellent storage by means of two sets of built-in triple, mirrored wardrobes, one which houses the a newly installed Glow Worm central heating boiler along with the control panel.

Bedroom 2 – 3.98m x 2.75m

Another generous double to the rear of the property with open recessed storage.

Bedroom 3 – 3.12m x 2.95m

A further double room to the rear of the property benefitting from triple built-in mirrored wardrobes.



Outside-

The front of the property is bound by a wall with a wrought iron gate, with a paved path leading to the front door. A feature hexagonal gravelled area is bordered by shrub beds

The rear benefits from a large patio area and then gravelled for low-maintenance with a poly-tunnel and shed included.



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.