

51 HIGH STREET, NAIRN IV12 4AG

Offers Around £103,000



Two bedroom first floor flat set over two levels located in a central and convenient location in Nairn town centre.

**R&R Urquhart LLP**

51 High Street is situated in a convenient and central location on Nairn High Street and shares an entrance with one other flat. The flat offers very generous accommodation on the first and second floor levels

From the High Street a glazed door accesses a communal entrance hall where a cupboard houses the electric meters. The flat benefits from a security entry system. A cellar is jointly owned with two other commercial premises.

An attractive period curved staircase is flooded with natural daylight and leads to the first floor and flats 51 and 55. No 51 sits to the left.

### Hallway

A small entrance hallway accesses the lounge, cloakroom and staircase.

### Lounge – 4.81m x 3.59m

A well-proportioned room to the front of the property laid with wood effect laminate flooring and featuring an open fireplace which may need to be swept and some attention before use, and a shelved alcove to the side with cupboard below. A further cupboard houses the electric circuit unit and a door leads to the kitchen.

### Dining Kitchen – 3.73m x 3.59m

With a window to the side aspect and fitted with Oak effect wall and base units, a laminate worktop with a tiled splashback. Appliances include a single oven, four ring electric hob, extractor hood, dishwasher, fridge freezer and a stainless steel sink. There is space and plumbing for a washing machine and ample space for a dining table and chairs. The central heating boiler is located on a wall in the kitchen and was serviced in January 2022.



### Cloakroom with WC – 2.67m x 0.93m

With window to the front and comprising a white WC and wash hand basin.

A carpeted staircase leads to the second floor level.

### Bedroom 1 – 5.42m (longest) x 5.52m (widest)

A generous bedroom on the second floor with a window to the front overlooking the High Street. A door leads to the attic space and some storage.

### Bathroom – 2.33m x 2.02m

Comprising a white WC, wash hand basin and bath with electric shower over. There is tiling around the bath and a window faces to the front aspect.

### Bedroom 2 – 4.81m x 5.65m (widest)

Another generous room with windows to the front and rear of the property and benefitting from a generous walk-in cupboard.

### Surrounding Area

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.



### Approx. Dimensions

Lounge	4.81m x 3.59m
Dining Kitchen	3.73m x 3.59m
Cloakroom with WC	2.67m x 0.93m
Bedroom 1	5.42m (longest) x 5.52m (widest)
Bathroom	2.33m x 2.02m
Bedroom 2	4.81m x 5.65m (widest)

### Accommodation

Hall, lounge, dining kitchen, two double bedrooms, bathroom, cloakroom with WC.

### Extras Included

Carpets, fridge freezer, blinds, curtains.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	
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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