

FLAT 55 HIGH STREET, NAIRN IV12 4AG

Offers over £85,000



Bright and spacious first floor flat. Ideal first time buy or investment property.

R&R Urquhart LLP

Flat 55 High Street is situated in a central location on Nairn High Street and shares an entrance with one other flat. The flat offers very generous accommodation on the first floor level and is presented to the market in very good condition offering bright and airy rooms.

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.

An attractive period curved staircase leads to the first floor and Nos 51 and 55 flats.

No 55 sits to the right.



Hallway

The 'Z' shaped hallway is laid with a relatively new modern grey carpet and accesses all rooms except the kitchen.

Sitting Room 4.94m x 4.56m

A bright dual aspect room to the front and side laid with wood effect laminate flooring and having two wall mounted electric storage heaters. Door to the kitchen.

Kitchen 3.35m x 2.20m

With a window to the side aspect and fitted with Oak effect wall and base units and a black laminate worktop with a tiled splashback. Appliances include a single oven, four ring hob, extractor hood, stainless steel sink, washing machine and fridge freezer.

Bedroom 1 4.54m x 2.60m

A good sized room with dual aspect providing a nice bright room. Laid with grey carpet.

Bathroom 3.10m x 1.40m

Comprising a white WC, wash hand basin and bath with Triton electric shower over and a glass shower screen. There is tiling around the bath and a loft hatch accesses the insulated loft which spans the area of the flat.

Bedroom 2 3.52m x 3.42m

Another generous room to the front of the property, having a good sized built-in cupboard housing the electric consumer unit and heating control. Laid with grey carpet.



Accommodation

Hall, Sitting Room, Kitchen, Two Double Bedrooms, Bathroom.

Extras Included

Carpets, washing machine, fridge freezer, blinds, curtains.

Heating	Electric storage and convection heaters.
Double Glazing	uPVC double glazing
Council Tax	Band - B
EPC Rating	Band - E
Gas	None
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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