

5 COLIN YOUNG PLACE, NAIRN IV12 4DH

Offers over £115,000



Delightful two-bedroom second floor flat in a convenient and central location of Nairn offering stunning sea views from the lounge and kitchen.

R&R Urquhart LLP

5 Colin Young Place forms part of a small modern development of flats in the centre of Nairn. Each flat benefits from allocated parking and a security entry system. Situated just steps away from the town centre, beaches, travel links and all local amenities, this flat is ideally located and priced for a first-time buyer or would equally serve well as holiday accommodation.

Enter via the secure communal door into a communal entrance hall. There are five flats within this block. No 5 is on the left on the top floor and is reached via a staircase with a window on each level allowing ample daylight to flood in.

Entrance Vestibule **1.00m x 1.29m**

A timber front door leads into the entrance vestibule which is laid with laminate flooring. A further door leads into the hall.

Hall **3.10m x 1.00m**

Accessing all rooms and laid with laminate flooring. There is a security phone entry system, a large walk-in storage cupboard housing the electric circuit unit, shelving and coat hanging space and a further cupboard housing a new hot water cylinder. A hatch in the ceiling accesses the loft which is floored and fully insulated above required regulations.

Lounge **4.36m x 3.22m**

A bright and spacious room with stunning views over rooftops to the sea from a deep feature bay window allowing an unrestricted outlook. Laid with laminate flooring

Kitchen **3.27m x 1.80m**

To the front of the property and fitted with cream and wood trim wall and base units, cream worktops with tiling above. A 1½ bowl stainless steel sink and drainer sits below the window also taking in the beautiful sea views. The LG washing machine, Hotpoint cooker and Bosch fridge freezer are included.



Bedroom 1 4.00m x 3.22m

Spacious double room to rear aspect benefitting from built-in double wardrobes.

Bedroom 2 3.22m x 2.75m

A further double rear-facing room, again benefitting from built-in double wardrobes

Bathroom 2.14m x 2.00m

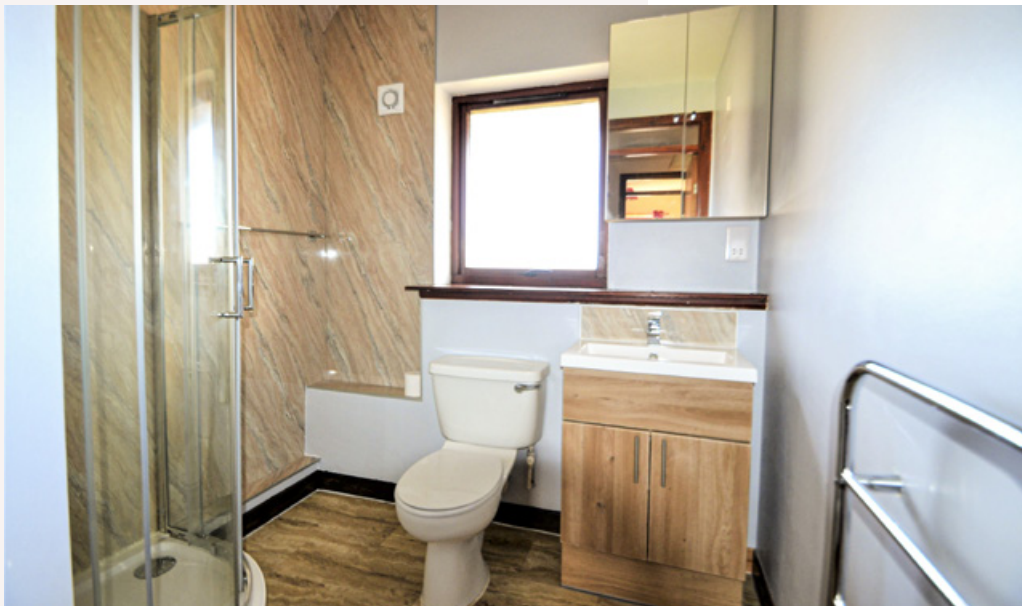
Recently upgraded and comprising a contemporary white WC, trough style wash hand basin with storage below and mirrored medicine cabinet above and quadrant shower cubicle lined with wet-wall panelling and housing a mains fed shower with dual head.

**Approx. Dimensions**

Entrance Vestibule	1.00m x 1.29m
Hall	3.10m x 1.00m
Lounge	4.36m x 3.22m
Kitchen	3.27m x 1.80m
Bedroom 1	4.00m x 3.22m
Bedroom 2	3.22m x 2.75m
Bathroom	2.14m x 2.00m

Extras Included

Heating	Electric storage heating
Double Glazing	Timber double glazing
Council Tax	Band C
EPC Rating	Band C
Gas	Gas in the building
Electricity	Mains
Water	Mains
Drainage	Mains



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.



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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