

R&R Urquhart LLP



5 Simpson Street, Nairn, IV12 4NT

Three bedroom end terraced stone and slate property situated in the popular area of Fishertown, Nairn.

The property provides generous accommodation over two floors with the added benefit of a private garden, not always available in Fishertown.

The property although slightly dated internally, has been well maintained by the owner and has recently benefitted from uPVC double glazing throughout.

Downstairs -

- Hall • Lounge • Kitchen • Bedroom • 3/Dining Room • Shower Room

Upstairs -

- Two Double Bedrooms • Bathroom • Study/Nursery.

Offers Over £155,000

HSPC Ref - 56477



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PRICE	Offers Over £155,000
ACCOMMODATION	Downstairs - Hall, Lounge, Kitchen, Bedroom 3/Dining Room, Shower Room. Upstairs – Two Double Bedrooms, Bathroom, Study/Nursery.
EXTRAS INCLUDED	Fitted floor coverings, light fittings, curtains, blinds, cooker, washing machine, fridge freezer.
HEATING	Gas central heating
DOUBLE GLAZING	White uPVC double glazing
COUNCIL TAX	Band C
EPC RATING	Band E
SERVICES	Electricity - Mains Gas - Mains Water - Mains Drains - Mains Telephone - Wired

From Simpson Street, a timber gate leads into the garden where a paved path leads to the front door.

The garden to the side of the house is mainly laid to lawn with flower borders. There is also a further paved area handy for bin storage to the other side of the front door.

HALL

A timber and stained glass external door leads into the carpeted hallway which benefits from a generous cupboard affording coat hanging space and some shelves. A further walk-in cupboard houses the wall-mounted central heating boiler and has a window to the front.

LOUNGE

4.84M X 3.44M

Well-proportioned room to the front of the property and laid with carpet.

SHOWER ROOM

1.97M X 1.88M

With window to the side aspect and comprising a white WC, wash hand basin and a shower cubicle tiled within and housing a Triton electric shower. Laid with carpet.

BEDROOM 3/DINING ROOM

4.86M X 2.76M

Spacious room to the front of the property laid with carpet and benefitting from ample built-in storage. Given that this room is adjacent to the kitchen, it lends itself well to a useful dining room.

KITCHEN

4.27M X 2.07M

To the rear of the property, well fitted with oak effect units a cream speckled laminate worktop and tiled splashback. A cream composite sink and drainer sit below the window. Including a freestanding electric cooker, washing machine and fridge freezer. There is also space available for informal dining.

A carpeted staircase leads to the first floor landing which gains natural daylight via 2 Velux windows.

BEDROOM 1

4.02M X 2.86M

Spacious double room facing to the front of the property with plenty room for freestanding furniture. Laid with carpet.

BATHROOM

2.30M X 1.92M

To the rear of the property and comprising a white WC, wash hand basin and a bath. Laid with carpet.

BEDROOM 2

3.80M X 2.70M

Also to the front of the property and benefitting from a wall to wall built-in vanity unit. Laid with carpet.

STUDY/NURSERY

2.20M X 1.83M

Gaining natural daylight via a Velux window and laid with carpet.



LOUNGE



LOUNGE



KITCHEN



BATHROOM



SHOWER ROOM



BEDROOM 3 - DINING



BEDROOM 1



BEDROOM 2



BEDROOM 2

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VIEWING By contacting R & R Urquhart LLP, Nairn office for an appointment.

ENTRY By mutual agreement with the seller.

PRICE Offers Over £155,000

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.

R & R Urquhart LLP
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