

6 FIRHALL HOUSE, FIRHALL DRIVE, NAIRN IV12 5RP

Offers over £175,000



This attractive first-floor apartment offers move-in-ready living with generous accommodation and a private balcony. Set within a secure, well-maintained building with lift access and allocated parking.

R&R Urquhart LLP



This beautifully presented property is ready for immediate occupation.

Situated on the first floor, which comprises three apartments, the property is easily accessed via either lift or stairs. A secure intercom entry system at the main entrance offers peace of mind.

The solid oak front door opens into a welcoming L-shaped hallway, where a spacious storage cupboard accommodates the electric circuit board, meter, and hot water cylinder.

The sociable open-plan lounge/dining/ kitchen is a generously sized dual-aspect room, filled with natural light and offering ample space for both relaxation and dining. A door opens onto a private South facing balcony, an ideal retreat for enjoying fresh air and sunshine.

The kitchen offers good storage options, fitted with off-white units and a complementing wood effect worktop. Appliances included in the sale are a single oven and microwave tower, four-ring gas hob, extractor hood, fridge, freezer, dishwasher, and washer/dryer. There is also space for a dining table and chairs.

The master bedroom is a calming room with a dedicated dressing area with double built-in mirrored wardrobes offering excellent storage. A door then leads into the en-suite which includes a white WC, wash hand basin and an easy access shower area housing a Mira mains fed shower and lined in wet wall panels. A large airing cupboard houses the Worcester central heating boiler and provides further storage.

The second bedroom is also generously sized, presently laid out with twin beds, and includes double built-in wardrobes.

The bathroom comprises a white WC, wash hand basin, and bath, with a vanity shelf for display storage.

The property benefits from a private allocated parking space included in the title deeds, with additional visitor parking available.



Firhall Village is a peaceful and well-maintained development designed exclusively for residents over the age of 45. Located on the southern edge of Nairn, the development comprises a variety of homes and apartments set within beautifully landscaped communal grounds, managed by the Firhall Village Trust. The surroundings feature mature trees, shrubs, new planting, and lawns, creating a natural habitat for native birds, red squirrels, rabbits, deer, and wildfowl. Residents also enjoy the unique benefit of trout fishing rights on the River Nairn.

At the heart of the village, a central pond provides a tranquil spot to sit and enjoy the outdoors. All residents have access to the communal facilities on the ground floor of Firhall House, including a reception area, spacious lounge, library, and a multi-purpose room that can be hired for private functions for a nominal fee.

An annual fee of £950 covers the maintenance of the communal grounds. Apartment owners also contribute an additional £82 per month towards building insurance, communal area maintenance, fire alarms, and lift upkeep.





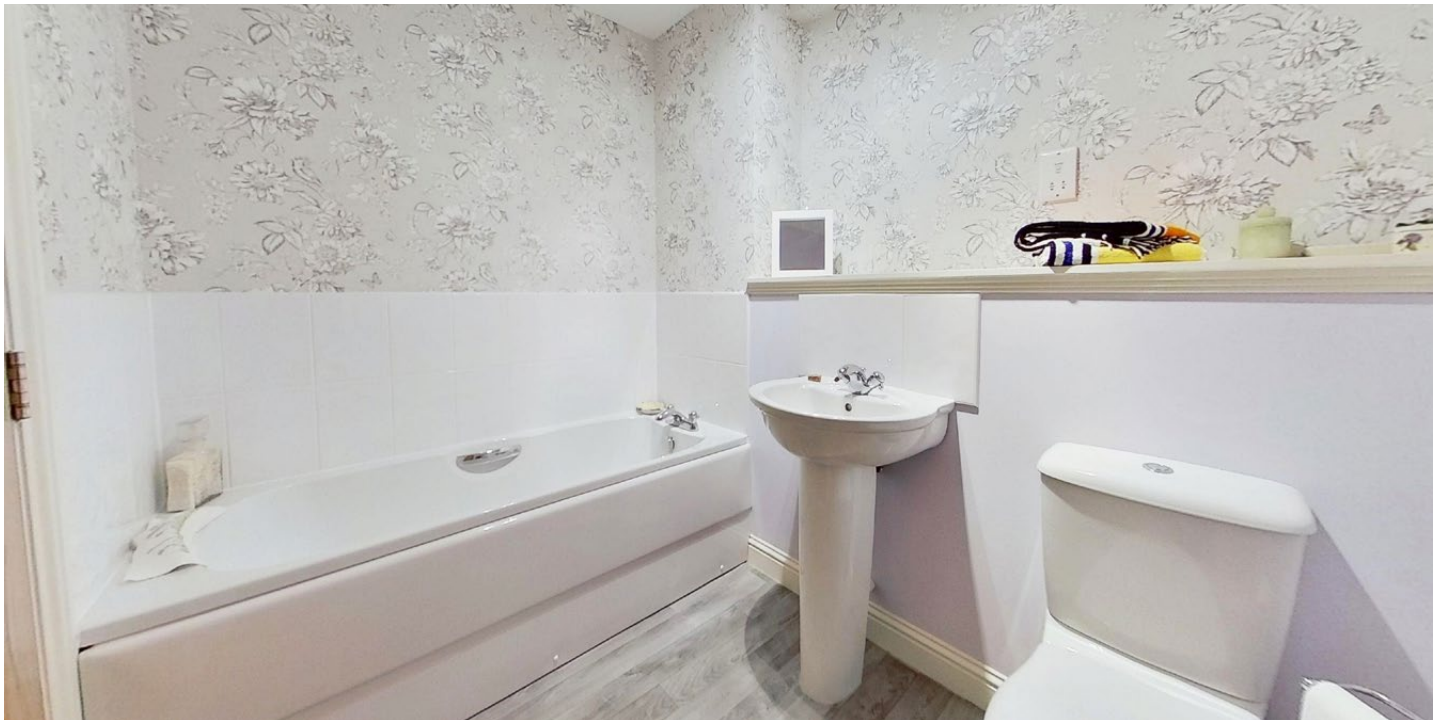
Approx. Dimensions

Lounge	5.15m x 4.59m
Kitchen	3.48m x 3.47m
Bathroom	2.37m x 1.70m
Master bedroom	3.65m x 2.92m
En suite	2.15m x 2.03m (into shower area)
Bedroom 2	2.65m x 3.65m (excluding wardrobes)

Extras Included

Blinds, curtains, fitted floor coverings, light fittings, hob, oven, microwave, fridge, freezer, dishwasher, washer/dryer

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