

6A ROSE STREET, NAIRN IV12 4AJ

Offers Over £220,000



Traditional three bedroom dwelling offering generous accommodation over two floors, and situated in a central location of Nairn.

R&R Urquhart LLP





Approx. Dimensions

Lounge	4.41m x 3.93m
Dining room	4.46m x 3.80m
Kitchen	4.03m x 2.37m
Shower room	2.30m x 1.02m (2.22m into shower cubicle)
Hall	4.41m x 0.96m
Bedroom 1	4.25m x 3.94m
Bedroom 2	4.31m x 3.93m
Bedroom 3	4.00m x 2.32m
Bathroom	2.76m x 1.53m

Accommodation

Ground floor – Hall, lounge, dining room, kitchen, shower room, bedroom.

First floor – two double bedrooms, bathroom

Extras Included

Fitted floor coverings, blinds, curtains, washing machine, tumble dryer, fridge freezer, kitchen TV, dining room mirror, garden bench.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	D
EPC Rating	F
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

6A Rose Street has been a family home for two generations and has been cherished by the owners and is full of fond memories. The property is now offered for sale ready for a new owner to enjoy.

A traditional stone built property with lots of character, yet providing many modern day conveniences.

Located on a peaceful street just off the High Street to one end, and to the other, the road leads to the riverside, ideal for walks.

The front of the property has been laid with loc-bloc and provides parking for two vehicles, or a mix of parking and garden space. Sturdy timber gates have been added to create a divide. There is an external store adjoined to the kitchen, ideal for bike storage or suchlike.

The front door leads into the hallway where the staircase leads to the first floor and a generous full-height cupboard provides storage for coats and shoes etc. To the left is a bright and spacious lounge of good proportions. A window faces to the front and a tiled fireplace creates a focal point. We have been advised that once the chimney is swept, the open fire can be used.



To the other end of the hall, is a dining room of similar proportions to the lounge, therefore providing ample space for a large dining table, chairs and additional furniture.

Adjacent to the dining room is the kitchen which is fitted with a good range of oak effect wall and base units with a complementing laminate worktop and tiled splashback. Appliances included comprise a ceramic hob, extractor hood, oven, tumble dryer, washing machine and fridge freezer which is housed in a walk-in pantry which provides excellent additional storage. A uPVC double glazed door leads from the kitchen to the garden.

Completing the ground floor accommodation is a double bedroom with two windows to the rear aspect.

A carpeted staircase leads to the first floor landing where there is a large storage cupboard on the stairway, and a further large cupboard on the landing which along with providing good storage, houses the Worcester central heating boiler.

There are two very well-proportioned double bedrooms on the first floor with windows to the front, and a bathroom with attractive white sanitaryware comprising a WC, wash hand basin and bath. Natural daylight is drawn in via a rooflight in the ceiling.





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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