

7 BURNTISLAND STREET, NAIRN IV12 4PB

Offer over £220,000



Three bedroom end-terraced property offering bright and spacious accommodation with garden area and much sought-after parking in the Fishertown area of Nairn.

*R&R Urquhart* LLP



Set within the charming historic streets of Fishertown, one of Nairn's most desirable areas, this well-presented three-bedroom, two-storey home offers the advantage of off-street parking, adding valuable convenience to its appealing setting.

A spacious, light-filled entrance porch glazed on two sides provides an inviting and practical space for greeting guests, and storage for coats and shoes. Stepping through to the hall, you'll find useful storage in the generous cupboards which also houses the gas central heating boiler, keeping the space tidy and efficient.

The lounge is a bright and relaxing room, full of natural light and featuring a corner set woodburning stove for added warmth on the chilly evenings. A wall of glazed doors leads to the garden area.

Further glazed doors also access the contemporary kitchen which is fitted with a stylish selection of cream wall and base units perfectly complemented by contrasting oak worktops. A range cooker adds both practicality and character, while the stainless steel sink positioned beneath the front-facing window provides a pleasant outlook. There is ample space for essential appliances, making this a functional space for cooking and daily life.

Completing the ground floor is a generously sized double bedroom with its own en suite wet room – an excellent feature for guests, visiting family, or those seeking ground-floor sleeping accommodation for ease of access.

Upstairs, the landing feels bright and airy thanks to natural light flowing from the Velux window above. A loft hatch provides additional storage options. Both first-floor bedrooms are impressively spacious, offering plenty of room for free-standing furniture with the potential to add built-in wardrobes if desired.

The family bathroom includes a white suite with WC, wash hand basin, and bath with shower over.

Outside, a small seating area lies just outside the porch, perfect for enjoying a quiet coffee or observing activity in this characterful neighbourhood.

A gravelled section runs along the front of the home, while the area to the side offers both garden potential and the valuable off-street parking that sets this property apart in Fishertown.

This versatile and appealing home is ideally suited to a broad range of buyers, from families seeking space and comfort, to downsizers looking for convenience, to those seeking a peaceful retreat within one of Nairn's most desirable districts, and offering easy access to the beaches.







### Approx. Dimensions

Porch	2.92m x 1.75m
Lounge	4.95m x 4.07m
Kitchen	4.04m x 2.00m
Bedroom 3	2.70m x 2.55m (ground floor)
En suite	1.50m x 0.90m
Bedroom 1	4.60m x 4.08m
Bedroom 2	4.34m x 2.93m
Bathroom	1.70m x 2.65m

### Extras Included

Fitted floorcoverings, blinds, range cooker, shed.

Heating	Gas central heating
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band D
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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