7 Colin Young Place, Nairn IV12 4DH

Offers over £98,000



Ground floor one-bedroom flat with allocated parking situated in a convenient and central location of Nairn.

R&R Urquhart LLP



Situated in a convenient central location in the heart of Nairn, this one-bedroom ground floor flat represents an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a buy-to-let property.

The accommodation comprises a generous lounge featuring three windows creating a bright and welcoming living space. The property further benefits from recently fitted modern kitchen, a light and spacious double bedroom, and an internal bathroom. The hallway offers two useful storage cupboards, one of which houses the hot water tank.

The kitchen is fitted with a range of white wall and base units complemented by black laminate worktops. A stainless-steel sink is positioned beneath a window. An extractor fan is installed and there is also provision for a cooker, washing machine and fridge, creating a practical and functional workspace.

The bright and airy double bedroom benefits from two double glazed windows allowing plenty of natural light to flow into the room. The bedroom also features fitted wardrobes with wooden doors, providing excellent storage, together with an electric radiator.

The bathroom is fitted with a white suite comprising a bath with overhead electric shower, wash hand basin and WC, together with a Dimplex wall heater for added comfort. The room is finished with practical vinyl flooring.

All windows within the property are double glazed and finished with wooden surrounds. The property benefits from electric storage and convection heaters and a secure entry system for added peace of mind.

Externally, residents have the convenience of allocated parking.

Ideally positioned within walking distance of the town centre, public transport links to Inverness, local amenities and Nairn's beautiful beach, this property offers comfortable and convenient living in a highly desirable location.











Approx. Dimensions	
Hall	3.17m x 1.6m
Lounge	4.20m x 4.09m
Kitchen	1.50m x 3.03m
Bedroom	4.30m x 3.14m
Bathroom	2.08m x 1.69m

Heating	Electric
Double Glazing	Timber double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	None
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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