

R&R Urquhart LLP



7 Caledonian Street, Nairn IV12 4PA

One bedroom with boxroom terraced cottage located in the historic Fishertown area of Nairn, close to all amenities including the beach, riverside and town centre.

The property benefits from a front courtyard garden, timber double glazing and gas central heating, although would now benefit from some further modernisation.

This property should appeal to a buyer looking for a small project to put their stamp on, without too much hard work, and would provide a great investment.

- Hallway • Kitchen • Sitting Room • Bathroom
- Bedroom • Box Room

Offers Over £108,000

HSPC Ref - 58401



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PRICE	Offers Over £108,000
ACCOMMODATION	Hallway, Kitchen, Sitting Room, Bathroom, Bedroom, Box Room
EXTRAS INCLUDED	Carpets and floor coverings, fridge, cooker.
HEATING	Gas central heating
DOUBLE GLAZING	Timber double glazing
COUNCIL TAX	B
EPC RATING	E
SERVICES	Gas - mains Electricity - mains Water - mains Drainage - mains

Timber treatment has now been carried out and a guarantee is available.

A wrought iron gate and wall encloses the property to the front and leads into the paved courtyard garden.

HALL

Laid with carpet. Cupboard housing the electric consumer unit. Understair cupboard. Carpeted staircase leading to the first floor landing with Velux window.

KITCHEN

2.91M X 2.11M

Fitted with white gloss units and a laminate worktop, stainless steel sink, fridge, cooker, space for washing machine, loft hatch and wall mounted Worcester boiler.

SITTING ROOM

4.14M X 3.13M

Well-proportioned room to the front of the property. Laid with wood effect laminate flooring. Baxi gas fire and alcove.

BATHROOM

1.83M X 1.80M

Comprising a white WC, wash hand basin and bath with Mira mains fed shower over and glass shower screen. Vinyl floor covering.

BEDROOM

4.42M X 3.16M

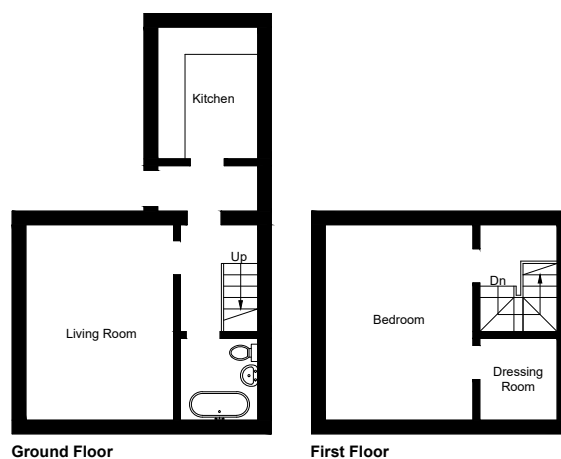
Spacious room to the front of the property, laid with carpet, built-in shelved cupboard, loft hatch.

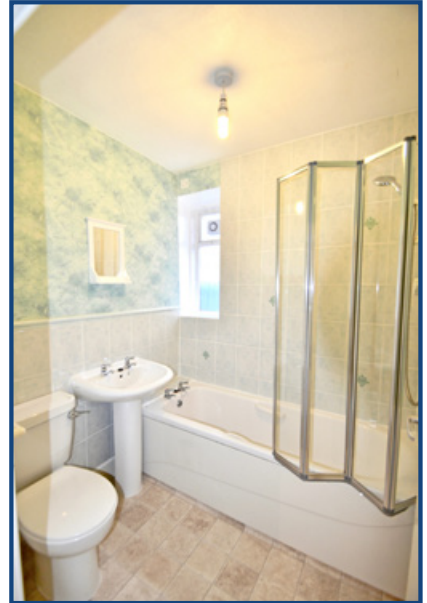
Door leading to the box room.

BOXROOM

2.10M X 1.82M

With Velux window and ideal as a dressing room or potentially an en-suite.





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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 £108,000

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
Solicitors & Estate Agents
Established 1829

117-121 High Street • Forres, Moray IV36 1AB • T•01309 676600 • F•01309 673161

Ness Horizons Business Centre • Kintail House • Beechwood Park
Inverness IV2 3BW • T•01463 250025

20 High Street • Nairn IV12 4AX • T•01667 453278 • F•01667 453499

www.urquhartproperty.com