

7 FIRHALL HOUSE, FIRHALL DRIVE, NAIRN IV12 5RP

Offers Over £180,000



Immaculate two bedroom first floor apartment offering bright and spacious accommodation on the one level, with access from the lounge onto a private South facing balcony.

R&R Urquhart LLP



7 Firhall House is brought to the market having been beautifully maintained by the present owners since it was built, offering the buyer a property in walk-in condition.

Each room is neutral in décor, and the floors are laid with a combination of carpeting and quality Karndean flooring.

Many safety features have been adhered to including interlinked smoke alarms, carbon monoxide monitors, security alarm, and half hour fire doors, (the entrance being one hour).

Private allocated parking for one vehicle is included on the title deeds, and further visitor parking is also available.

The first floor communal hall consists of three apartments with a lift or stairs giving access. The front door leads into an 'L' shaped hall where there is a security entrance phone and a large cupboard offering storage and housing the electric circuit unit, electric meter and hot water cylinder.

Lounge/Dining – 4.93m x 4.01m

A welcoming, bright and ample dual aspect room, South and West facing, gaining lots of natural daylight. At present it is utilised as a lounge. However there is ample space for a dining table and chairs. A door leads to the desirable balcony where the outdoors and pleasant views can be enjoyed.



Extras Included

Carpets, blinds, light fittings, integrated kitchen appliances.

Heating	Gas central heating
Double Glazing	Timber double glazing
Council Tax	Band C
EPC Rating	Band B
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



Kitchen – 3.47m x 2.82m

Like new – a beautifully fitted room offering a good selection of cream wall and base units with low-energy lights below the wall units along with newly fitted complementing worktops and splashback. Included in the sale is a 1½ bowl stainless steel sink, single oven and microwave tower, 4 ring gas hob, extractor hood, fridge, freezer, dishwasher and washer/dryer (never used). The floor is laid with Karndean vinyl flooring, two windows to the South West attract lots of light, and there is space for a table and chairs.

Bathroom – 2.53m x 1.70m

Comprising a white WC, wash hand basin and bath with wooden bath panel. Tiled around the bath and the floor is laid with Karndean vinyl floorcovering. Handy shelving runs the width of the room at the rear of the sanitaryware.

Master Bedroom – 5.19m x 2.88m

A delightful and spacious dual aspect room offering triple built-in wardrobes fitted with bespoke storage solutions, and laid with carpet. A door leads to the en suite.

En-Suite Shower Room – 2.27m x 2.07m (into shower cubicle)

Comprising a white WC, wash hand basin and a refurbished shower cubicle housing a dual rain and riser mains fed shower and lined with new wet wall panelling. A large airing cupboard houses the central heating boiler and has slatted shelving. The floor is laid with a striking monochrome Karndean vinyl floorcovering.



Bedroom 2 – 4.34m x 2.58m

A generous bedroom presently set up as a twin for guests, providing storage via a double built-in wardrobe.

About Firhall Village

The majority of the grounds at Firhall Village are communal, and are maintained by Firhall Village Trust.

Firhall Village was created exclusively for the over 45s and is situated in a quiet location on the Southern outskirts of Nairn. The development has been designed with a variety of houses and apartments styles.

The grounds are landscaped, and boast attractive mature trees and shrubs, together with new planting and lawns throughout. The grounds are a natural habitat for native birds, red squirrels, rabbits, deer and wild fowl. Owners also have the right to fish for trout on the River Nairn.

A beautiful pond creates a feature in the centre of the development and offers a pleasant place to sit and enjoy the outdoors.

All residents in the Firhall development have the use of the public rooms on the ground floor of Firhall House for

clubhouse facilities, including the reception area, spacious lounge, library and a multi-purpose room. This can also be rented for a private function for a nominal fee.

Each property on the development pays an annual charge (currently £880 per annum) for ground maintenance. Apartments pay an additional charge of £50 per month to cover building insurance, lift repair and maintenance, and the repair and maintenance of all common building parts.



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.