



Two bedroom ground floor flat situated in a relatively modern development just off Nairn town centre, and within easy access to riverside walks. An ideal opportunity for a first time buy or buy to let.

R&R Urquhart LLP



A communal door leads into the block of flats and number 7 is situated on the ground floor to the right.

There is an allocated parking space to the front of the flats and the town centre is approximately 100 metres away. The River Nairn is also close-by making it an ideal location for access to pleasant walks.

On entering the flat, an 'L' shaped hall accesses all rooms except the kitchen and benefits from 2 cupboards, one housing the electric meter, electric circuit box and offering excellent storage, the other housing the hot water tank.

Lounge – 4.70m (at widest) x 3.98m

Spacious bright, carpeted room providing space for relaxing and dining with a large window to the rear aspect.

Kitchen – 2.61m x 2.49m

Sitting just off the lounge, and fitted with the original cream and wood trim units and durable a wood effect laminate worktop. A stainless steel sink sits below the window, and a cooker and washing machine are included.

Bedroom 1 – 3.32m x 2.81m

Double room to the rear of the property and benefitting from double mirrored wardrobes.

Bedroom 2 – 2.93m x 2.74m

Double room to the front of the property also benefitting from a double built-in wardrobe.

Bathroom – 1.94m x 1.68m

Comprising a WC, wash hand basin and bath with electric shower over .



7 Tower Court is situated on Church Street, a short distance from Nairn High Street. It is one of eight flats in the block.

The property is accessed via a communal door. There is parking for residents as well as visitors, with residents having an allocated space. The grounds are communal and clothes drying areas are available. There is no factoring or management charge being levied.

Nairn with its own micro-climate is a thriving community which benefits from two championship golf courses, a sports club, swimming pool, a new community and arts centre and an excellent choice of clubs offering a variety of activities, indoor and outdoor. We are also proud to offer award winning restaurants, bars, shops and beautiful beaches with miles of golden sands and views over the Moray Firth.

Nairn offers very convenient transport links including a train station, bus services and Inverness airport is close-by providing air links to many UK and European destinations.

We have two Primary Schools locally along with village schools in Auldearn and Cawdor, a choice of pre-school nurseries and Nairn Academy provides secondary education.

Extras Included

Carpets, curtains, blinds, cooker and washing machine.

Heating	Electric storage & convection heating
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Double Glazing	Timber double glazing
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Council Tax	Band C
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EPC Rating	Band F
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Gas	in the development
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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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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