

8 BELIVAT TERRACE, NAIRN, IV12 4BY

Offers Around £125,000



Two bedroom terraced dwelling located in Nairn town centre, just off the High Street. This property would make an ideal starter home or previously served well as a holiday letting business.

*R&R Urquhart LLP*





8 Belivat Terrace is a mid terraced two storey traditional dwelling located just off Nairn High Street. The property previously served well as a holiday let rental. However, would equally offer a great step onto the property ladder for a first time buyer.

The property is presented in a good state of repair and ready to move into. Furniture may be sold to the buyer by separate negotiation.

From Nairn High Street the property is accessed down a lane where number 8 forms part of a row of terraced dwellings of similar design.

The property benefits from uPVC double glazing and gas central heating.

The front door opens into the hallway where the carpeted staircase leads to the first floor. The hallway benefits from

2 storage cupboards, one beneath the stairs and one full height which houses the electric meter and electric circuit unit.

Off the hallway lies a well-proportioned lounge with window to the front of the property. The floor is laid with durable wood effect laminate flooring. An opening off the lounge leads into the kitchen, which is fitted with a good selection of neutral grey units with a complementary oak worktop.



### Approx. Dimensions

Hall	2.58m x 1.40m
Lounge	4.16m x 3.32m
Kitchen	2.56m x 2.23m
Bedroom 1	4.31m x 2.26m
Bedroom 2	2.02m x 2.28m ( 2.58m at widest)
Shower room	2.35m x 1.00m

### Extras Included

Blinds, washing machine, tumble dryer, fridge freezer.

Heating	Gas fired central heating
Double Glazing	uPVC double glazing
Council Tax	Band B
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





The sale includes a gas hob, electric oven, extractor hood, washing machine, tumble dryer, and fridge freezer.

The carpeted staircase leads to the first floor landing where a cupboard houses the central heating boiler and central heating control panel. A hatch in the ceiling accesses the loft.

On the first floor lies two bedrooms and a shower room. A spacious bedroom to the front of the property is of double capacity with ample room for additional furniture. This room also benefits from a large walk in storage cupboard.

To the rear of the property lies a second bedroom which is of single capacity. A Velux window allows ample natural daylight into the room and a storage cupboard houses the hot water tank.

The shower room although compact has been well thought out and comprises a shower cubicle lined with wet wall panelling, housing a Triton electric shower, a WC and a wash hand basin. A Velux window attracts natural daylight.

Although there is no parking available with this property, just off Nairn High Street, there is an abundance of free car parking. The beach and Riverside are a short walk from the property and a range of shops and other amenities can be found on Nairn High Street.

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.









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.