

9 SEABANK ROAD, NAIRN IV12 4ES

Offers Over £185,000



Delightful two bedroom semi-detached traditional dwelling located in a popular area close to the town centre and all amenities.

R&R Urquhart LLP



Rarely available, and in a sought-after residential area close to the town centre, 9 Seabank Road provides a great step onto the property ladder for a first time buyer. It would also serve very well as a holiday let.

Benefitting from a back and front garden, the back having great potential, and offering good privacy, and the front is enclosed by a painted block wall with a wrought iron gate.

The accommodation is laid out over two floors, with the ground floor comprising a front porch, lounge, dining kitchen, bedroom and cloakroom with WC. The first floor then comprises a double bedroom and bathroom.



Front porch 2.11m x 1.81m

A recent addition to the property and creating a pleasant entrance. Bright and spacious with a uPVC door and a window to the side. A glazed panel door leads to the lounge.

Lounge 4.34m x 3.82m

To the front of the property, a well-proportioned room with a focal point created by means of an attractive marble fireplace with a gas fire inset. The staircase to the first floor is accessed off the lounge and good storage is provided via a large cupboard below the staircase.



Extras Included

Fitted floor coverings, blinds, curtains, oven, hob, extractor hood, fridge, washing machine.

Heating	Gas fired central heating
Double Glazing	Mix of timber single glazing and uPVC double glazing
Council Tax	Band D
EPC Rating	Band D
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



Dining Kitchen 4.26m x 3.21m

A bright room to the rear of the property and fitted with a good selection of wood effect wall and base units with a laminate worktop and tiled splashback. A brown composite 1½ bowl sink sits below the window overlooking the back garden. Appliances included are, a fridge, washing machine, oven and gas hob. Space is also available for dining and double louvre doors give access to a cupboard housing the central heating boiler.

Rear hall 1.70m x 1.08m

Giving access to the back garden, kitchen, cloakroom and bedroom.

Bedroom 2 3.57m x 2.56m

To the rear of the property, a double room benefitting from built-in storage and laid with carpet.

Cloakroom 1.23m x 1.06m

Comprising a white contemporary WC and wash hand basin. The walls are tiled to dado rail height, and the floor is laid with Novilon cushion vinyl. There is also a mirrored wall cabinet and an extractor fan.

A carpeted staircase leads from the lounge to the first floor where a Velux window allows plentiful natural daylight to flood in and a hatch in the ceiling gives access to the loft.

Bedroom 1 4.19m x 2.41m (3.09m at widest)

A delightful double room to the front of the property benefitting from wall-to-wall custom built storage, and laid with carpet.

Bathroom 2.29m x 2.22m

Comprising a white WC, wash hand basin and bath with an electric shower over. Some custom built storage is available, and there is a heated towel rail.





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.