



Charming one bedroom first floor flat located in a small development in the centre of town and benefitting from delightful sea views from the lounge and bedroom.

9 Colin Young Place is brought to the market offering a first step onto the property ladder for a first-time buyer or equally would suit an investor looking for a buy-to-let or holiday home. The flat is set within a small development in the centre of town, only steps away from all local amenities including shops, bars, restaurants, sports facilities and transport links. A short stroll also leads to the stunning beaches and riverside. The development benefits from a management factor for communal areas (approx £38 pcm), is well-maintained and in walk-in condition. There are six flats within this block. Each flat benefits from an allocated parking space.

The flat itself is bright and airy with a pleasant outlook and views of the sea. The hallway leads to the bathroom and lounge and the kitchen and bedroom are accessed off the lounge. Both the lounge and bedroom are bright and airy with sea views. The lounge also has the benefit of a Juliette balcony from which to enjoy the outlook and take in some fresh air.

Hall 2.21m x 1.02m

Accessed from the spacious communal landing. Laid with laminate flooring and proving excellent storage by way of a large walk-in cupboard which also houses the electric consumer unit. Doors lead to the bathroom and lounge.

Lounge 5.09m x 4.61m (widest)

A lovely bright room to the front of the property featuring a Juliette balcony allowing some outside access. A very pleasant outlook along with sea views make this room a joy to be in. A cupboard houses the hot water tank and there is also some space for a small table and chairs. One door leads to the kitchen and a further door to the bedroom.

Kitchen 3.23m x 1.49m

Galley style kitchen offering a good amount of storage and space for a cooker, washing machine and fridge freezer. A 1 ½ bowl stainless steel sink sits below the window to the side aspect.





Bedroom 4.30m x 2.14m

A double room with delightful sea views and benefitting from a built-in double wardrobe.

Bathroom 2.06m x 2.02m

Comprising a white WC, wash hand basin and bath with electric shower over and tiling around the bath.

Location

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.

Approx. Dimensions

Hall	2.21m x 1.02m
Lounge	5.09m x 4.61m (widest)
Kitchen	3.23m x 1.49m
Bedroom	4.30m x 2.14m
Bathroom	2.06m x 2.02m

Extras Included

Carpets and fitted floorcoverings, curtains and blinds.

Heating	Electric storage and convection heating
Double Glazing	Timber double glazing
Council Tax	Band B
EPC Rating	Band C
Gas	None
Electricity	Mains
Water	Mains
Drainage	Mains





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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