

9 FRASER PARK, NAIRN IV12 4RY

Offers Over £175,000



Delightful three bedroom semi-detached property situated in a quiet and convenient location for access to the town centre and transport links.

R&R Urquhart LLP



9 Fraser Park is a delightful three bedroom semi-detached property offering generous accommodation over two floors and benefitting from off-street, parking, gas central heating, uPVC double glazing, a fully enclosed rear garden and a quality access ramp leading to the rear door.

The property is situated in a well-established and popular area within easy reach of the town centre and railway station.

The front garden is defined by a low block and harled wall and accessed over a paved driveway capable of accommodating 2 – 3 vehicles. The front garden is laid to lawn with established flower and shrub beds and borders.

To the rear, the garden is again mainly laid to lawn with a patio area and shed at the bottom of the garden.

Hall –

Carpeted and with a staircase leading to the first floor, with a large under stair cupboard providing storage for coats and shoes. A further small cupboard houses the electricity consumer unit and electric meter.

Lounge – 4.16m x 3.58m

Well-proportioned room to the front of the property laid with carpet. A focal point is created by wall-mounted gas fire and a serving hatch accesses the kitchen.



Extras Included

All fitted floor coverings, blinds, curtains, washing machine, fridge, freezer, cooker, shed.

Heating	Gas fired central heating
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Double Glazing	uPVC double glazing
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Council Tax	Band C
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EPC Rating	Band E
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Gas	Mains
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Electricity	Mains
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Water	Mains
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Drainage	Mains
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Kitchen – 4.98m x 2.34m

Fitted with a good selection of wall and base units with a laminate worktop. Included are a fridge, freezer, washing machine, and an electric cooker with double oven. A 1½ bowl stainless steel sink sits below the window overlooking the rear garden. A shelved pantry offers generous additional storage and there is space for dining.

Rear Porch – 1.87m x 3.27m (including cupboard)

A great additional space to the property which could be used for a number of purposes including a dining area or utility room. A large cupboard offers generous storage, a window faces to the side aspect, and a door leads to the access ramp and garden.

Wet Room – 2.21m x 1.49m

Adapted to allow easy access, the room comprises a white WC, wash hand basin and a shower area housing a Mira electric shower. Two walls are lined with wet wall panels and the floor is laid with anti-slip vinyl. A window faces to the side of the property.







Bedroom 3 – (downstairs) – 3.00m x 2.28m

A single room to the front of the property laid with carpet.

A carpeted staircase to the first floor landing which has a Velux style window and a generous storage/linen cupboard.

Bedroom 1 – 4.17m x 3.38m

Large double room to the front of the property, laid with carpet and offering built-in storage in one cupboard with another cupboard housing a cold water tank believed to be defunct.

Bedroom 2 – 3.14m x 3.38m

Again a generous double with a window to the side of the property taking in pleasant views over Nairn Farmers Showfield towards the town centre. A single built-in wardrobe provides storage.



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.