

9 MILL ROAD TERRACE, NAIRN IV12 5EG

Offers Over £140,000



Two bedroom semi-detached dwelling ideally priced to enable a first time buyer to get a step onto the property ladder.

R&R Urquhart LLP

Situated in a residential area to the South side of Nairn close to all amenities including schools, town centre, rail and bus links and steps away from Nairn Health Centre and hospital. This two bedroom semi-detached property benefits from low-maintenance gardens to the front and rear and also from off-street parking.

The property has been in the same ownership for many years and is now available for sale offering a great affordable starter home.

There is considerable storage, the addition of a porch and cloakroom with WC on the ground floor and spacious rooms, in particular the bedrooms.

Porch **2.50m x 2.10m**

A beneficial addition providing a bright and spacious entrance to the property. Glazed to two sides allowing ample natural daylight to flood in. A sliding door accesses the hall and a further door leads to the cloakroom with WC.

Cloakroom with WC **2.44m x 1.62m**

Comprising a WC and wash hand basin. A window faces to the front aspect and a large storage cupboard with sliding doors provides coat hanging space and also has a ceiling hatch.

Lounge/Dining **6.79m x 3.27m**

Bright and spacious dual aspect room laid with carpet and offering ample room for living and dining room furniture. A focal point is created by means of an electric fire set in a marble hearth with timber surround. An alcove to the side of the fireplace provides some display shelving. A convenient serving hatch opens from the dining area to the kitchen.



Kitchen 3.37m x 3.04m

To the rear of the property and fitted with a generous selection of wall and base units, although somewhat dated now, with a laminate worktop, tiled splashback and includes a freestanding electric cooker. A stainless steel sink sits below the window overlooking the back garden. Handy additional storage is provided by means of a cupboard built-in below the stairs. A further cupboard houses the hot water tank and a door to the side accesses the garden and driveway.

A carpeted staircase leads to the first floor landing where there is a full-height linen cupboard and a hatch to the loft.



Bedroom 1 4.08m x 3.24m

A very generous double room to the front of the property with two double glazed windows. Benefitting from a full height built-in storage cupboard and an en-suite wet room.

En-suite Wet Room 2.01m x 1.61m

Comprising a wash hand basin set in a vanity unit, a WC and a Mira electric shower housed in an open shower area for ease of access. The room is lined with wet wall panels.

Bedroom 2 3.07m x 3.86m (at longest)

Another good sized bedroom to the rear of the property with a single built-in wardrobe.

Bathroom 2.66m x 1.59m

Comprising a white WC, wash hand basin set in a vanity unit and a bath with a Mira electric shower over. A window faces to the side aspect.

Outside

The garden has been designed with low maintenance in mind. The front of the property is enclosed by a block and harled wall with a pedestrian wrought iron gate to the front and a further set of wrought iron gates to the side accessing the gravel driveway and shed. An accessible paved ramp accesses the front door. The rear garden is paved and enclosed by ranch style timber fencing.



Accommodation

Ground Floor - Porch, Hall, Lounge/Dining, Kitchen, Cloakroom with WC

First Floor - 2 Double bedrooms (one with en-suite wet room), Bathroom

Extras Included

fitted floor coverings, blinds, curtains (except lounge), cooker, shed and some items of furniture if required.

Heating	Ground floor - Electric storage heaters. First floor - electric panel heaters
Double Glazing	uPVC double glazing
Council Tax	B
EPC Rating	F
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.