

9 ROSE STREET, NAIRN IV12 4AJ

Offers Over £210,000



Centrally located four bedroom detached property sits in an attractive traditional town centre street, steps away from the shops, rail and bus stations, riverside and all local amenities.

*R&R Urquhart LLP*





Rarely available traditional stone built property is brought to the market offering generous accommodation over two floors, along with off-street parking, a garage and patio area.

The ground floor offers generous living accommodation and the bathroom, whilst the first floor comprises four bedrooms.

#### **Vestibule and Hallway**

An aluminium double glazed front door leads into the vestibule which has a cupboard housing the gas meter and a window to the front.

A glazed door then leads into the hall which accesses all ground floor rooms and the staircase. A large cupboard gives good storage and a further cupboard housing the electric meter and circuit unit.

#### **Lounge 4.89m x 3.55m**

Front facing well-proportioned room with a feature original shelved alcove and laid with carpet.

#### **Kitchen 2.46 x 2.32m**

Fitted with good selection of wood effect wall and base units with a complementing black laminate worktop and tiled splashback. A cooker, washing machine and fridge freezer are included in the sale.





### Extras Included

Fitted floor coverings, blinds, curtains, washing machine, fridge freezer, cooker.

Heating	Gas fired central heating , New combi boiler and radiators 2017.
Double Glazing	Aluminium double glazing
Council Tax	Band D
EPC Rating	Band E
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains

### Dining Room 4.48m x 3.41m

A pleasant spacious room giving open-plan access to the kitchen and allowing ample space for a large dining table and chairs. A false wall has been built to create an alcove for storage. However, this room could be slightly larger if the original wall was exposed.

### Bathroom 2.34m x 2.02m

With a window to the rear aspect, and comprising a white wash hand basin, WC and bath with a Mira electric shower over.

A carpeted staircase leads to the first floor landing and bedrooms. The landing has excellent built in storage along one wall with windows above, allowing lots of natural daylight to flood in. A further cupboard provides lines storage.









**Bedroom 1      4.53m x 2.77m**

Double bedroom, presently a twin, with window to the front aspect, and benefitting from a built in wardrobe and a further walk-in original cupboard.

**Bedroom 2      2.36m x 2.81m**

A bright double bedroom with window to the rear aspect.

**Bedroom 3      2.74m x 2.36m**

With a window to the rear aspect. Presently a single room. However, could be a double without the built-in wardrobe.

**Bedroom 4      4.50m x 2.78m**

Presently a twin room with a window to the front aspect. A recess houses the combi central heating boiler and there is also a built-in wardrobe.





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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