

FLAT 1, BEECHWOOD, 8 WELLINGTON ROAD, NAIRN

Offers Over £145,000



This modern and inviting two-bedroom ground-floor flat offers comfortable living in a highly sought-after location close to the town centre and excellent transport links.

R&R Urquhart LLP



Well-designed throughout and benefiting from private parking, this property provides an ideal opportunity for first-time buyers or downsizers.

Well-presented two-bedroom ground-floor flat offers convenience in an exceptionally desirable location, just a short walk from the town centre and well-connected transport links. Forming part of a contemporary and neatly

maintained block of only eight properties, the flat benefits from private off-street parking, timber double glazing, and efficient gas central heating, making it an appealing choice for a wide range of buyers.

A secure communal entrance leads into a clean and welcoming communal hallway, with stairs rising to the upper properties. The flat's own entrance vestibule opens into a well-proportioned hallway that includes a useful storage cupboard as well as a telephone entry system for added peace of mind.

The bright and spacious lounge is positioned to the front of the building, offering an airy, comfortable living area with ample room. Its generous layout makes it easy to create distinct zones for seating and dining.

From the lounge, a door leads into the well-designed kitchen, which features modern light wood-effect wall and base units that pairs perfectly with the matching worktops and splashback. The kitchen comes equipped with integrated appliances, including a ceramic hob, extractor hood, oven, dishwasher, fridge and freezer. A small breakfast bar adds an informal dining space, and the gas central heating boiler is neatly situated within the room.

Both bedrooms are peacefully located to the rear, away from the main living areas. Both generous doubles, carpeted in neutral carpeting and fitted with built-in wardrobes.

The bathroom includes a coloured suite with WC, wash-hand basin and a bath with electric shower over. A full-height cupboard provides excellent additional storage and houses the hot water tank.



Overall, this property offers an attractive combination of space, modern fittings and a prime location. It represents a superb opportunity for first-time buyers, downsizers or anyone seeking an easy-to-maintain home close to all local amenities.

Additional benefits include private parking and access to shared grounds including a drying area, all enclosed by an attractive original stone wall, adding charm and a sense of privacy.

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

Vestibule & hall	4.58m x 0.98m
Lounge/dining	4.65m x 3.62m
Kitchen	2.43m x 3.00m
Bedroom 1	3.10m x 3.18m
Bedroom 2	3.54m x 2.91m
Bathroom	2.25m x 2.01m

Extras Included

Fitted floor coverings, curtains, oven, hob, extractor hood, fridge, freezer.

Heating	Gas fired central heating
Double Glazing	Timber double glazing
Council Tax	Band C
EPC Rating	Band D
Gas	Mains
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.