

FLAT 2, TARLAND, ALBERT STREET, NAIRN IV12 4HE

Offers Over £435,000



A fantastic opportunity to purchase a stunning first floor, four bedroom period apartment, beautifully presented and taking in breath-taking, uninterrupted views over the Moray Firth.

R&R Urquhart LLP



Flat 2, Tarland forms part of an impressive listed period property, sympathetically converted into 4 apartments and retaining many of the original features.

Viewing is highly recommended to appreciate the truly spectacular location and individuality of this apartment.

The property has been sensitively refurbished over the last few years and offers all the charm of a period property whilst benefitting from the modern conveniences one expects today.

From Albert Street, the splendid residence of Tarland is

bound by a stone wall with an entrance leading onto the driveway where a superior, quality double garage has recently been erected.

The grounds to the front and rear are well maintained and each apartment has title to an area of ground. On the ground belonging to No 2 is a substantial and very comfortable Summer house which has power and light. The beautifully cultivated rear grounds overlook the Moray Firth, are communal and available for the use of all residents of the four apartments. A sweet and quirky original 'Sitooterie' provides a sheltered spot to take in the amazing vistas. The rear garden

also provides direct access onto Nairn promenade and beach, and a quaint, original changing hut is at the end of the garden, for those brave enough to venture into the sea!

Number 2 occupies the majority of the first floor (middle) of Tarland with the exception of the far right window when looking at the front of the property.

The entrance to number 2 is to the rear of the building, and enters into a tiled floor vestibule and in turn into an entrance hall with an impressive and grand original staircase leading to the apartment.



Extras Included

All fitted floorcoverings, blinds, light fittings, dishwasher. Some furniture by separate negotiation.

Heating	Gas fired central heating. New Worcester boiler 2017
Double Glazing	Original single glazed sash and casement.(recently refurbished)
Council Tax	Band E
EPC Rating	Band C
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains



The apartment is full of light and very spacious with all the main rooms enjoying the stunning sea views. The hallway accesses all rooms with the living accommodation being at one end of the apartment and the bedrooms, bar one, to the other end.

There is ample storage via generous built-in cupboards accessed off the hall.

The beautiful lounge benefits from two large windows allowing lots of natural daylight to flood in and also taking in the stunning views. A cast iron open fireplace with slate hearth provides a further focal point.

The dining room is adjacent to the lounge creating a desirable open-plan space ideal for entertaining. A door off the dining room then leads to the dual aspect kitchen which is fitted with a selection of oak wall and base units with ample space for white goods and informal dining.

The four beautifully decorated bedrooms are all of double capacity and of generous size. The master bedroom and bedroom 2 benefit from sea views to the rear whilst bedroom 3 & 4 are to the front, and also enjoy a pleasant outlook. To add to the modern convenience of the apartment, it includes an attractive refurbished bathroom

with freestanding oval bath tub and two shower rooms, all styled in modern, but classic style sanitaryware befitting the property.

This is a fantastic opportunity to acquire a fabulous property, set in a prime location with stunning views, spacious rooms, upgrading already carried out. What are you waiting for!







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.