

FLAT 3 BEECHWOOD, 8 WELLINGTON ROAD, NAIRN IV12 4RE

Offers Over £140,000



Spacious ground floor two bedroom flat situated in a centrally, sought after location with all local amenities within easy reach.

R&R Urquhart LLP



A fabulous ground floor modern two-bedroom flat situated within a small, well-maintained development of just six properties. Located in a highly desirable and central position, this charming home is just moments from the

town centre, offering easy access to local shops, transport links, and amenities.

The main door features a secure entry system, leading into a spacious communal hall with a staircase to the upper

flats. A private door opens to Flat 3, which begins with a welcoming vestibule offering coat hanging space and housing the electric circuit unit. A glazed door leads into the main hall, which includes a useful shelved storage cupboard.

The bright and sunny lounge/dining room provides ample space for both relaxing and dining. A door leads to the kitchen, fitted with cream and wood-trim units, wood-effect laminate worktops, and a tiled splashback, with appliances including a gas hob, electric oven, extractor hood, and fridge freezer. A shelved larder offers excellent additional storage.

There are two generously sized double bedrooms, both featuring built-in wardrobes and offering flexibility in layout.

The bathroom comprises a WC, wash hand basin, and a bath with Mira electric shower over, as well as a large walk-in storage cupboard.

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	4.61m x 0.98m
Lounge/Dining	4.64m x 3.61m
Kitchen	2.41m x 3.01m
Bedroom 1	3.09m x 3.17m
Bedroom 2	3.53m x 2.91m
Bathroom	2.24m x 2.01m

Extras Included

Blinds, curtains, fitted floorcoverings, hob, oven, fridge freezer. Furniture by negotiation.

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

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