

FLAT 5, BARRON HOUSE, 88 HIGH STREET, NAIRN IV12 4AU

Offers over £230,000



Stunning three bedroom immaculately presented second-floor flat located in Nairn's town centre.

R&R Urquhart LLP



An impressive and beautifully presented second-floor flat set within an elegant period property comprising just seven generous apartments fully refurbished approximately ten

years ago, with the work carried out sympathetically to preserve its historic character while incorporating a wealth of modern comforts.

Ideally located on Nairn's High Street, the property enjoys immediate access to all local amenities and is just a short stroll from the beach.

The property offers bright, spacious accommodation with stunning sea views and secure communal parking to the rear is accessed through wrought-iron gates with fob entry.

Residents enter the building via both front and rear doors into a striking communal hall showcasing a beautiful original staircase balustrade rising through the building, complemented by ornate original cornicing. The flat itself is accessed via a telephone intercom system and retains many fine period features including high ceilings, cornicing, original facings and skirting boards, and attractive imitation window shutters. Original sash and casement windows have been carefully refurbished and double glazed.

The front door opens into a welcoming hallway providing access to all rooms except the kitchen. The hallway offers two excellent storage cupboards along with a further cupboard housing the electric circuit unit and meter, as well as a Hive heating control and entry phone system.

The superb dual-aspect lounge is flooded with natural light and flows seamlessly into the spacious dining kitchen, from where there are stunning sea views enjoyed from two aspects.

The contemporary kitchen is fitted with stylish putty-coloured wall and base units, contrasted by dark brown worktops and splashbacks. Integrated NEFF appliances include an induction hob, electric oven, extractor hood, microwave, fridge, freezer, washer dryer, dishwasher, and a one and a half bowl composite sink with drainer. Under-unit lighting adds a touch of ambiance, and there is ample space for a dining table and chairs.



Light oak effect flooring runs through the kitchen, lounge and hallway, enhancing the sense of flow through the living areas.

The master bedroom is large, bright and airy, with excellent natural light and benefits from extra-large built-in wardrobes with mirrored doors.

An attractive en suite features a white WC and wash hand basin, along with a shower cubicle lined with wet wall panels, and fitted with a mains-fed shower.

There are two further well-proportioned double bedrooms, offering flexible accommodation. The guest bathroom enjoys sea views and is fitted with a white WC, wash hand basin and bath with a mains-fed shower over and glass shower screen.

The building is factored and presently the cost is £59 per month, which includes building insurance and general maintenance and repairs.





Approx. Dimensions

Lounge	5.63m x 4.66m
Kitchen	4.77m x 4.20m
Bedroom 1	5.67m x 3.41m
En suite	2.00m x 1.83m
Bedroom 2	4.25m x 2.64m
Bedroom 3	4.36m x 2.74m
Bathroom	3.23m x 1.86m

Extras Included

Blinds, fitted floor coverings, dishwasher, washer/dryer, oven, hob, fridge, freezer, microwave. Furniture by separate negotiation.

Heating	Gas fired central heating.
Double Glazing	Timber sash and casement 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.