

## 2 THE LION APARTMENTS, HIGH STREET, AULDEARN, IV12 5TH

Offers Over £130,000\*



Immaculate two bedroom ground floor self-contained apartment brought to the market in walk-in condition having been carefully maintained over the years by the present owner.

***R&R Urquhart LLP***



The apartment is very spacious with a generous lounge and two good sized double bedrooms both with built-in storage.

This would be a great first time buy, investment opportunity or equally an ideal property for someone wishing to downsize.

From Auldearn High Street, the apartment is accessed via it's own independent front door.

On entering the property one gets the impression you are in a house as opposed to a flat as the space is evident on entering.

The entrance vestibule is roomy and has a large cupboard for storage and coat hanging. A glazed door leads into the hallway which accesses all rooms and benefits from a deep shelved storage cupboard with power.





The bright and airy lounge has a window to the front aspect. The room is welcoming, decorated in neutral tones and laid with carpet.

The attractive kitchen is fitted with contemporary wall and base units and includes a 1½ bowl stainless steel sink, single electric oven, 4 ring gas hob, extractor hood, separate extraction unit, washer/dryer, fridge, freezer and dishwasher. The central heating boiler is concealed within a cupboard in the kitchen and a window overlooks the rear aspect. There is also space for informal dining.

Also off the hallway, there are two generous double bedrooms, one to the front and one to the rear, both benefit from built-in storage, the main bedroom having two double wardrobes. Both are laid with neutral coloured carpet.

The bathroom comprises a white WC, wash hand basin and bath with mains fed shower over and a glass shower screen. A window faces to the rear aspect.

Outside, to the rear, the grounds are communal with each apartment owning an allocated parking space with provision made for plenty visitor parking also. A sunny area laid with grass has been utilised for communal clothes drying and a large communal shed is available for storage of any outdoor equipment like bikes etc.

There is an annual factoring fee payable to Newton Property Management. Presently this is £300 pa and covers all ground maintenance and building insurance.



**Approx. Dimensions**

Vestibule	2.14m x 1.36m
Lounge	5.32m x 3.92m
Kitchen	3.40m x 2.58m
Bedroom 1	3.15m x 2.76m (4.02 at longest)
Bedroom 2	2.92m x 2.37m (3.07 at widest)
Bathroom	2.54m x 1.70m

**Accommodation**

Entrance vestibule, Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom. Communal drying area, Allocated parking.

**Extras Included**

Fitted floor coverings, blinds, all integrated kitchen appliances.

Heating	Gas central heating
Double Glazing	uPVC double glazed
Council Tax	C
EPC Rating	B
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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