

THE FLAT, 3 HIGH STREET, NAIRN IV12 4AG

Offer Over £150,000



Spacious self-contained flat in a prime High Street location offering bright and airy accommodation.

R&R Urquhart LLP



Located in a sought-after High Street position, this bright and spacious self-contained flat spans three floors and offers comfortable, well-planned living with the benefit of its own private front door.

Accessed via a solid timber front door off the High Street, the property opens into an entrance vestibule and hallway with a staircase leading to the main accommodation above.

The first floor boasts a large, inviting lounge/dining room complete with hardwood flooring and an abundance of natural light. An open-tread staircase leads to the 2nd floor.

A separate, well-equipped kitchen offers generous storage and appliances including a 1½ bowl stainless steel sink, double oven, gas hob, dishwasher, fridge freezer, washing machine, and tumble dryer.

The second floor features a spacious and stylish family bathroom, fitted with a WC, wash hand basin, bath, and a separate shower cubicle. Also on this level are two generous double bedrooms, both offering excellent built-in storage.

The home is heated via a gas central heating system powered by a Worcester boiler that is only one year old.

With its unbeatable location, practical layout, spacious accommodation, this property is perfect for professionals, couples, or investors looking for a home in a central setting.

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

Lounge/dining Room	7.58m x 4.35m
Kitchen	4.06m x 3.13m
Bathroom	3.31m x 2.05m and 3.04m
Bedroom 1	4.73m x 3.47m
Bedroom 2	4.49m x 2.81m

Extras Included

Blinds curtains, washing machine, tumble drier, fridge-freezer, 2 x ovens, dishwasher

Heating	Gas fired central heating
Double Glazing	Mixture of timber and uPVC double glazing
Council Tax	Band B
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.

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