

R&R Urquhart LLP



8A Burntisland Street Nairn IV12 4PB

Deceptive and spacious terraced dwelling with 2 bedrooms and Study, with gardens to front and rear, located in the Historic Conservation area of Fishertown, Nairn. Close to all local amenities, East and West Beaches, the Links, Harbour and Riverside, short walking distance to Railway and Bus Station and central to Nairn High Street. Ideal as a Buy to Let or Holiday Home.

Burntisland Street so named by fishermen after a successful fishing expedition off the coast of Burntisland, Fife, which funded the building of the street.

Entrance Hallway • Bathroom • Kitchen • Livingroom
Inner Hallway • 2 Bedrooms and Study
with low maintenance gardens to front and rear

Fixed Price £125,000

HSPC Ref: 44594



8A Burntisland Street • Nairn

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PRICE	Fixed Price £125,000
ACCOMMODATION	Entrance Hallway, Bathroom, Kitchen, Lounge, Inner Hallway, 2 Bedrooms and Study, Gardens
EXTRAS INCLUDED	Floor coverings, carpets, blinds and cooker.
HEATING	Gas Central Heating
DOUBLE GLAZING	uPVC
COUNCIL TAX	Band C
EPC RATING	E

Paved Patio area with wrought iron gate and railings to white uPVC Front Door. Gas meter box



HALLWAY

2.88M X 0.94M

Laminate flooring. Centre light.

BATHROOM

2.87M X 1.55M

Modern three-piece white suite, comprising WC, wash-hand basin and bath. 3 door mirrored medicine cabinet above sink. Bath with tiled surround and traditional shower attachment. Glass shower screen. Wood panel ceiling with 2 spotlights.



Extractor fan. Radiator. Laminate flooring. Window to front aspect.

KITCHEN

4.93M X 2.40M

Window to side aspect. uPVC and glass panel door to back garden. Fitted wall and base units in cream and oak. Cream tiles above worktops. Stainless steel sink with drainer and mixer tap. Tricity Bendix cooker with ceramic hob and double oven. Extractor hood above. Space for fridge and washing machine. Dining area. Wood panel ceiling with fluorescent single light and directional light fitting to dining area. Telephone point.



Door to

INNER HALL

2.79M X 1.06M (1.98M AT WIDEST)

Window to front aspect with cupboard housing electric fuse meter below. Radiator. Smoke detector. Centre light. Stair to upper level. Carpet. Central Heating control.

LOUNGE

4.47M X 3.46M

Window to front. Alcove with glass shelving and storage below. Focal point wood burner effect electric fire. Carpet. Radiator. Directional light fitting. TV and telephone point.



STUDY

2.41M X 2.46M

Recessed window to rear. Carpet. Shelving. Central Heating Combi Boiler. Centre light. Radiator.

Carpeted staircase to upper level, large recessed storage. Velux window.

LANDING

2.43M X 2.04M

BEDROOM 1

3.04M X 3.98M

South facing bright room. Velux Window. 2 Built-in wardrobes, one walk-in and other built in to eaves



and both with hanging rails and shelving. TV point. Radiator. Ceiling light. Eaves storage.



BEDROOM 2

2.48M X 3.93M

South facing bright room. Velux window. Built-in walk in wardrobe with hanging rails and shelving. Ceiling light. Eaves storage.



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OUTSIDE

Steps from Kitchen to enclosed patio area. To front, adjacent to house, respectable sized garden, low maintenance, laid out with paving slabs and gravel. Rotary Clothes Line. Wooden shed. Surrounded by wooden panel fencing.



SERVICES

Electricity – Mains
Gas – Mains
Water – Mains
Drains – Mains
Telephone – Wired

VIEWING

By contacting R & R Urquhart LLP, Nairn office or 07762 246499 for an appointment.

ENTRY

By mutual agreement with the seller.

PRICE

Fixed Price £125,000

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.

R & R Urquhart LLP
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