

R&R Urquhart LLP



9 Bath Street • Nairn

9 Bath Street **Nairn IV12 4NA**

Substantial stone and slate traditional, four bedroom property situated in a quiet secluded area of Nairn whilst also benefiting from a central location close to all amenities and only steps away from Nairn Links. Well proportioned rooms and many original features add to the charm of this property.

Hallway • Lounge • Dining Kitchen • Utility Room
Four Double Bedrooms • Shower Room and Family Bathroom
Gardens • Decking & Parking

Offer Over £285,000

HSPC Ref - 45584



9 Bath Street Nairn

PRICE	Offer Over £285,000
ACCOMMODATION	Hallway, Lounge, Dining Kitchen, Utility Room, Four Double Bedrooms, Shower Room and Family Bathroom
EXTRAS INCLUDED	Carpets, floor coverings, blinds, curtains, Rangemaster cooker.
HEATING	Gas Central Heating
DOUBLE GLAZING	Full timber sash and casement double glazed
COUNCIL TAX	Band E

From Bath Street – A parking area for two vehicles and a timber garage is sited opposite the property along with a generous garden area and a substantial decked area with Summer House & shed.

To the side of the property a further shared driveway offers parking for one other vehicle.

A timber gate and gravel path with attractive low maintenance landscaped garden leads to solid timber storm doors which open into the-

HALLWAY

Attractive hallway with a curved ornate carpeted staircase leading to the upper floors. The hall floor is laid with the original timber floorboards. A cupboard offers storage and coat hanging facilities, Telephone point. Radiator

LOUNGE

4.53M X 4.25M

Front facing bright room retaining the original window shutters and the original floorboards.



Two Edinburgh presses offer shallow storage. The focal point of the room is the 'Inglenook' style fireplace with multi fuel stove and a slate hearth. 2 radiators. Chandelier fitment. TV and telephone points.



KITCHEN 3.5M X 2.2M

Spacious family kitchen. The main window to the front of the property retains the original wooden shutters. A further two small windows to the back and front of the property. An eclectic range of wall and base units offer storage with green marble effect worktops and green tiled splashbacks to finish. A 'Classic 90 Rangemaster' 5 ring burner with extractor hood above are included in the sale. White composite 1 ½ bowl sink and a chrome mixer tap. Tiled effect vinyl flooring. The focal point of this room is the original cooking range in cast iron and ceramic tiles. Recessed down lights. TV and Tel points. Door leading to rear lobby and –



UTILITY ROOM**3.49M X 1.52M**

A bright room gaining light via a Velux window and providing extensive shelving and storage space. Plumbed for a washing machine and housing the Worcester Bosch High Flow 400 central heating boiler. 'pulley' clothes airer. Vinyl floor covering. Wall light. From the lobby a door leads to the front of the house and to the parking area. A Miele washing machine and Miele tumble dryer are also included in the sale.

SHOWER ROOM**3.02M X 1.81M**

Comprising a white WC and wash hand basin with a tiled shower cubicle housing a 'Mira Excel' mains fed shower. A frosted window faces to the rear of the property. Storage cupboard. Radiator. Ceramic tiled floor. Recessed down lights.

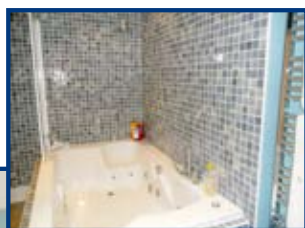
From the front hallway the carpeted staircase leads to the upstairs accommodation.

UPPER LANDING

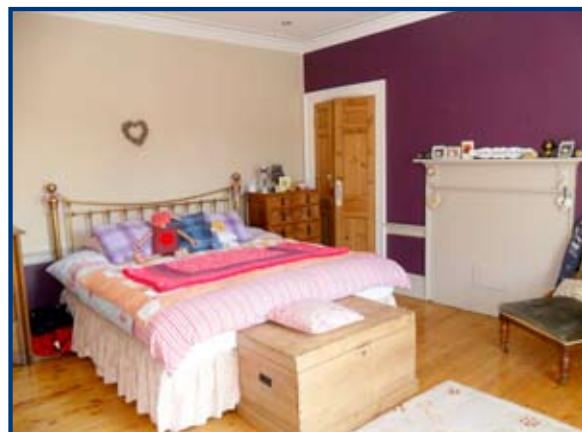
Front facing window retaining the original shutters and an archway leading to bedroom 2. Radiator. Centre light. Carpet.

BATHROOM**3.98M X 2.01M**

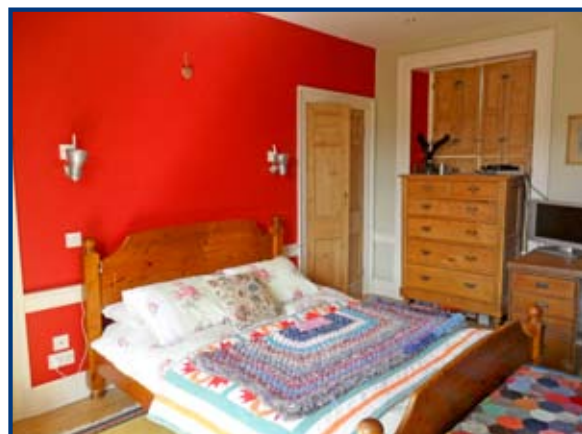
Spacious family bathroom comprising 'Heritage' range WC and wash hand basin with tiling and an arched mirror above. 'His and Hers' Jacuzzi spa bath with shower over and tiled. Two heated towel rails. Frosted window to the rear. Vinyl flooring. Extractor fan.

**BEDROOM 1****5.14M X 3.32M**

Spacious, light double bedroom with original shuttered windows to the front of the property. Two built-in wardrobes. Original fire surround (no longer in use). Original floorboards. Radiator. Centre light along with 2 recessed down lights.

**BEDROOM 2****4.73M X 4.33M**

A good sized double bedroom with windows to the front and rear of the property retaining the original window shutters. Double door wardrobe with hanging rail and shelving. Shelved recess. TV and Tel points. Recessed down lights. Laminate flooring.



From the first floor landing a carpeted staircase leads to the top floor accommodation.

LANDING

With a large velux window overlooking the rooftops to the Moray Firth. The landing offers a great space for a computer area. Wooden flooring.

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BEDROOM 3

4.31M X 4.08M

Front facing room with a large bay window gaining ample light. Original floorboards. Radiator. Centre light.



BEDROOM 4

4.24M X 4.00M

Front facing room with a large bay window gaining ample light. Original floorboards. Radiator. Centre light.

SERVICES

Electricity – Mains

Gas – Mains

Water – Mains

Drains – Mains

Telephone – Wired



VIEWING

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

ENTRY

By mutual agreement with the seller.

PRICE

Offers over **£285,000**

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.

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