

## 2 SOCIETY STREET, FISHERTOWN, NAIRN



This 4 bedroom end terraced stone built property is situated in the historic Fishertown area of Nairn, close to the seafront and a short walk from the town centre with all local amenities. The property benefits from generous room sizes and gas central heating making this an ideal family home in a desirable location.

Accommodation comprises: - Entrance Vestibule/Sun Room, Hallway, Lounge, Dining Room, Kitchen/ Dining Area, 4 Bedrooms (one with en-suite shower room), Bathroom with shower and WC.

Gas central heating. Partially Double glazed. Garage. Enclosed garden area.

EPC Rating: D

Offers Over £170,000

HSPC 54953



This property is situated in the thriving seaside town of Nairn on the Moray Firth with its sandy beaches and many leisure facilities, including the River Nairn, offering excellent salmon fishing and beautiful walks, 2 championship golf courses and excellent primary and secondary schools, 8 miles from Inverness airport and 16 miles from the Highland Capital City of Inverness

From Society Street a wrought iron gate opens to the front garden area with a paved pathway extending to the front entrance door.

### ENTRANCE VESTIBULE / SUN ROOM

3.90m x 2.93m (12'8" x 9'6")

Bright room with windows to the front and side. Laminate flooring. Radiator. Wall light.

### HALLWAY

Lovely bright carpeted hallway. Ceiling light fitting. Staircase with wooden banister leading to first floor accommodation. Understair storage cupboard. Radiator.

### LOUNGE 4.8m x 4.27m (16'0" x 14'0")

Light and airy living space with window to the front of the property. Carpeted. Feature fireplace with gas fire set in tiled surround. Shelves recessed alcove with storage cupboard below. Radiator. Ceiling light fitting. Steps to:



### DINING ROOM 4.27m x 2.50m (14'0" x 8'2")

Generously proportioned room with wide window to the rear. Carpeted. Ample space for large dining table and chairs. Radiator. Ceiling light fitting.



### KITCHEN/ DINING AREA

7.05m x 2.41m (23'1" x 7'9")

Fitted kitchen benefiting from a range of wall and base units in a light wood finish. Complementary work surfaces. Stainless steel sink and drainer. Space for cooker, fridge/freezer and plumbed for washing machine. Double cupboard with Louvre doors housing the Worcester central heating boiler. Window to the rear. Laminate flooring in the kitchen and carpeted in the dining area. Fluorescent strip light. Ceiling light fitting.



### BEDROOM 3.84m x 3.23m (12'8" x 12'6")

Good sized double bedroom. Carpeted. Built in wardrobe with hanging rail and shelf. Window to the rear. Radiator. Ceiling light fitting.

### WC 1.43m x 1.40m (4'7" x 4'6")

Two piece bathroom suite comprising wash and basin and WC. Ceiling light fitting, Radiator. Non slip flooring. Frosted window to the rear.



From the hallway a carpeted staircase leads to the galleried landing and all first floor accommodation.



### BEDROOM

4.76m x 3.54m (15'6" x 11'6")

Bright double aspect bedroom with windows to the front and side. Built in cupboard. Carpeted. Ceiling light fitting. Radiator.

### EN-SUITE 2.41m x 1.83m (7'9" x 6'0")

Two piece bathroom suite. Electric shower. Non slip flooring. Heated towel rail/radiator. Ceiling light fitting.

### BEDROOM 3.97m x 2.56m (13'0" x 8'4")

Good sized room with window to the front. Carpeted. Radiator. Ceiling light fitting.

### BEDROOM 3.97m x 3.36m (13'0" x 11'02")

Another good sized room with window to the rear. Carpeted. Built in bedroom furniture providing ample storage. Additional built in cupboard. Ceiling light fitting. Radiator.

### BATHROOM/SHOWER ROOM 3.11m x 2.84m (10'2" x 9'3")

Three piece bathroom suite comprising bath with over bath Triton electric shower, wash hand basin and WC. Tiled around wet areas. Laminate flooring. Double cupboard with Louvre doors housing the hot water tank. Window to the rear.

### EXTERNAL

To the front of the property a wrought iron gate opens to the front garden area which has been paved. The garden to the rear again has been paved and has raised flower beds planted with a variety of mature plants and flowers. Ample room for off street parking. Garage.

Home Report Available.

Offers Over £170,000 invited but the sellers do not bind themselves to accept any or the highest offer.

Offers should be lodged with the sole selling agents: - Messrs. Donaldson & Henderson

#### *The Property Misdescriptions Act 1991*

*The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. They do not constitute or form part of an offer or contract. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating systems etc.) included in the sale.*

*Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.*

**Donaldson  
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