

## 7 SHORE STREET, FISHERTOWN, NAIRN

**£5,000 UNDER VALUATION**



This mid-terraced one bedroom bungalow is ideally situated close to Nairn Harbour and steps away from the award winning, beautiful sandy beaches with the town centre and all local amenities a short walk away. This is an ideal choice as a buy to let or a holiday home. Viewing is highly recommended.

Accommodation Comprises:-Hall, Lounge, Kitchen, Bedroom and Bathroom.

Electric Panel Heating. Double glazing. Allocated Parking Space

EPC Rating: E

**Offers Over £80,000**

HSPC Ref: 55059



A paved pathway leads to the front entrance door which opens to:-

**VESTIBULE 1.62m x 1.25m (5'3" x 4'11")**

Carpeted. Small built in cupboard housing the electricity meter and fuseboxes. Ceiling light fitting.

**HALLWAY**

Nice bright area. Two built in shelved cupboards one housing the hot water tank. Carpeted. Ceiling light fitting. Hatch giving access to loft area.

**LOUNGE 5.70m x 3.38m (18'7" x 11'11")**

Generously proportioned light and airy living space with two windows to the front of the property. Carpeted. Two electric panel heaters. Ceiling light fitting.



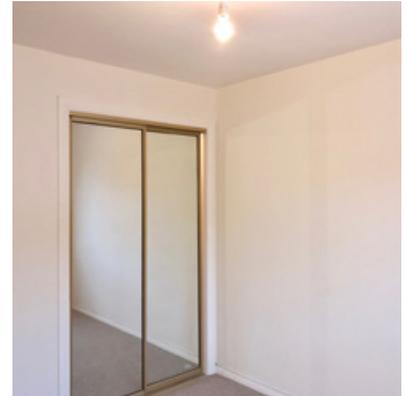
**KITCHEN 3.11m x 1.86m (10'2" x 6'11")**

Fitted kitchen with a range of wall and base units in a light finish. Complementary work surfaces. One and a half bowl sink and drainer. Laminate flooring. Integrated electric oven and hob. Space and plumbed for washing machine. Space for fridge freezer and tumble dryer. Window to the rear of the property. Ceiling light fitting. Electric panel heater



**BEDROOM 3.08m x 2.93m (10'1" x 9'6")**

Bright spacious double bedroom with window to the rear. Carpeted. Built in wardrobes with sliding mirrored doors, hanging rail and shelves providing ample storage space. Electric panel heater. Ceiling light fitting.



**BATHROOM 1.86m x 1.77m (6'11" x 5'8")**

Three piece bathroom suite comprising wash hand basin, WC and bath with Mira over bath shower. Vinyl flooring. Tiled around wet areas. Extractor fan. Ceiling light fitting. Wall mounted fan heater



**All white goods are included in the sale price.**

Offers Over £85,000 are 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.

All particulars, including measurements and price, are for the convenience and information of intending purchasers only. They do not constitute or form part of an offer or contract. The availability of particulars does not imply that the property is still available and all information given is subject to verification through personal investigation by the intending purchaser. Neither Donaldson & Henderson nor any members of their staff have authority to make any representation or give warranty regarding the property described.

*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  
& Henderson**  
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