

**31 Royal Marine Apartments, Marine Road
Nairn
IV12 4EN**



This south facing one bedroom penthouse apartment is situated on the second floor of the desirable Royal Marine Apartments located on the seafront in Nairn and benefits from, a secure entry system, private parking, a single integral garage and is serviced by a lift. The property would suit a variety of potential purchasers including buy-to-let, investors or those looking for a comfortable retirement home.

OFFERS OVER £130,000

HSPC Reference: 58041

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com

PROPERTY

This second-floor penthouse apartment is south facing, fully double glazed and has electric panel heating. The property is serviced by lift and has a secure entry phone system. The accommodation within consists of an entrance hall, a lounge, a kitchen, an en-suite bathroom and bedroom (of which has a triple fitted mirrored wardrobe) This property would suit a variety of potential purchasers including buy to let investors and those looking to retire. The property is being sold with all carpets, fitted floor coverings, curtains, blinds, and white goods.

LOCATION

The Royal Marine Apartments are situated in a prominent position on The Links, and is just a short walk to the award winning central beach. The town centre is within easy walking distance and has a good range of shops and services including primary and secondary schooling, a medical centre, banks, shops, hotels and bars. The area has two championship golf courses, a swimming pool and a harbour. There is a regular bus service to Inverness City Centre where a comprehensive range of amenities can be found.

GENERAL DESCRIPTION

The front door opens on to the entrance hall.

ENTRANCE HALL

The entrance hall has vinyl flooring and has doors to the lounge, the bathroom, the bedroom and an airing cupboard, of which houses the water cylinder. Access to the floored and spacious loft can be found here.

LOUNGE

Approx 4.68m x 2.99m

The south facing lounge has a window to the front elevation, an electric panel heater, is carpeted and providing a focal point is a feature electric fire. From here, there are doors to the hall, the kitchen and a storage cupboard with shelving.

KITCHEN

Approx 1.75m x 3.54m

This room comprises wall and base mounted units, a stainless steel sink with mixer tap and drainer, has complementary tiling and vinyl flooring. There is an extractor fan, an electric panel heater and a south facing window to the front elevation.

EN-SUITE BATHROOM

Approx 2.56m x 1.68m

Comprising a WC, a wash hand basin within a vanity unit and a bath with shower over, the en-suite bathroom has vinyl flooring, an extractor fan, complimentary tiling and there is a 8 glass pane sliding door to the bedroom and a door to the hall.

MASTER BEDROOM

Approx 3.10m x 4.69m

Boasting a fitted triple mirrored wardrobe with hanging and shelving, the master bedroom has two Velux windows to the front elevation, an electric panel heater and is carpeted.

GARAGE

Approx 2.89m x 5.22m

The single integral garage is accessed from the rear of the building and benefits from an up and over door, a further internal door and has power and lighting.

FACTORING CHARGES

The property is factored and the fees are presently £1,031 P/A which covers building insurance, gardening, external window cleaning, common area cleaning and lift maintenance. The bins store is located on the basement floor and can be accessed by the stairs or lift. There are four additional en-suite guest rooms which may be rented for a fee to provide accommodation for visiting friends and family.

EXTRAS

All carpets and fitted floor coverings. Curtains, blinds, electric cooker and fridge-freezer.

SERVICES

Mains electric, water, and drainage.

GLAZING

Double-glazed windows throughout.

HEATING

Electric heating.

VIEWINGS

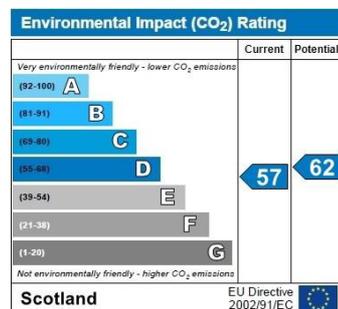
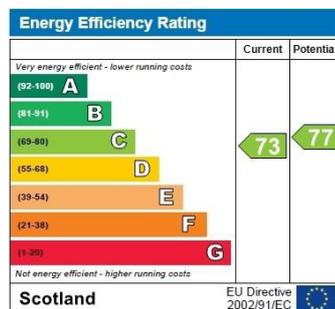
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to rely on the grounds of an alleged mis-statement herein or in any advertisement.