

# R&R Urquhart LLP



## **22 Union Street, Nairn IV12 4PS**

Two bedroom detached cottage situated in the established residential Fishertown area of Nairn, within minutes walk of the beach, riverside and town centre. The property offers well-proportioned rooms over two floors and presents an ideal holiday-let opportunity

- Hall • Lounge • Kitchen • 2 Double Bedrooms • Shower Room
- Courtyard garden

**Offers Over £155,000**

HSPC Ref - 58292



# 22 Union Street, Nairn IV12 4PS

<b>PRICE</b>	Offers Over £155,000
<b>ACCOMMODATION</b>	Hall, Lounge, Kitchen, 2 Double Bedrooms, Shower Room, Courtyard garden
<b>EXTRAS INCLUDED</b>	Blinds, curtains, carpets, integrated kitchen appliances.
<b>HEATING</b>	Gas fired central heating
<b>DOUBLE GLAZING</b>	uPVC double glazing
<b>COUNCIL TAX</b>	Band C
<b>EPC RATING</b>	Band E
<b>SERVICES</b>	Gas – mains Electricity – mains Water – mains Drainage – mains

The property sits on a typical Fishertown street of similar traditional properties. Very quaint and appealing.

Parking is on-street, although part of the garden could potentially lend itself to a parking bay, still leaving a courtyard garden area. The other side of the property also has a paved area ideal for wheelie bins and outdoor storage. 22 Union Street is located in the heart of Fishertown and access to the beach, riverside and town centre are all within a short stroll.

## **HALL**

### **3.40M X 1.35M**

The hall is accessed via a uPVC double glazed front door and is carpeted. A small cupboard houses the electric circuit unit. A carpeted staircase leads to the first floor.

## **LOUNGE**

### **4.45M X 4.10M**

A generous sized room, laid with carpet and gaining good natural daylight via a large window to the front.

## **KITCHEN**

### **3.04M X 2.82M**

Accessed via an archway off the lounge and fitted with limed oak effect wall and base units and a laminate worktop. A stainless steel sink sits below a window overlooking the courtyard garden. There is a under-counter integrated electric oven, a four ring gas hob and space available for white goods. The Worcester central heating boiler is located in the kitchen.

## **BEDROOM 1**

### **4.59M X 3.59M**

Previously utilised as a lounge, hence the feature gas fire with slate hearth and pine surround. Bright dual aspect room, laid with carpet and benefitting from built-in wall to wall storage.

## **SHOWER ROOM**

### **2.20M X 2.03M**

With a window to the side aspect and comprising a white WC, wash hand basin set in a vanity unit with storage below and a shower cubicle housing a Mira mains fed shower. Behind the wash hand basin and within the shower are tiled. The floor is laid with vinyl.

## **BEDROOM 2**

### **6.74M X 3.13M (AT WIDEST)**

The carpeted staircase leads directly into the first floor bedroom which spans the full area of the original house, providing a great space. 2 Velux windows and a further window allow lots of natural daylight and handy storage is built into the eaves.



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

**ENTRY** By mutual agreement with the seller.

**PRICE** Offers Over £155,000

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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