

1 Birches Court, Nairn, IV12 5RR



We are delighted to offer this two bedroomed semi-detached house situated in the popular seaside town of Nairn and within commuting distance of the Highland Capital of Inverness.

SEMI-DETACHED HOUSE
TWO DOUBLE BEDROOMS
DOUBLE GLAZING
GAS CENTRAL HEATING
GARDEN
EPC RATING C

Offers Over
£130,000

F986

We are delighted to offer this two bedroom semi-detached house situated in the popular seaside town of Nairn and within commuting distance of the Highland Capital of Inverness.



Nairn offers a range of local shops, supermarkets, restaurants, Schools, Swimming pool/ Fitness Centre and Health Centre as well as lovely walks along the seafront. The property is ideal for commuting to the nearby City of Inverness.



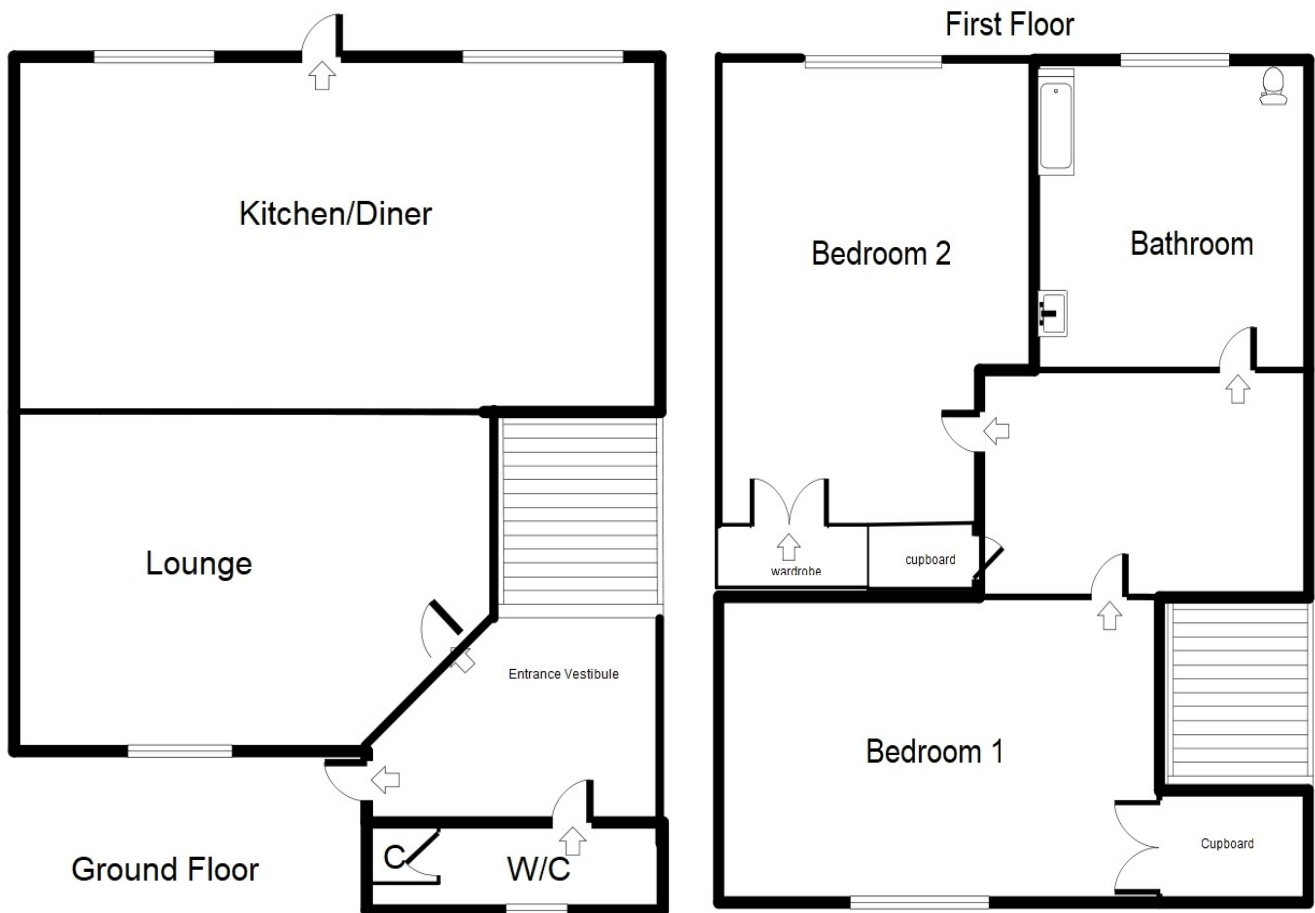
The property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Entrance Vestibule, Lounge, Kitchen/Diner, W.C., Bathroom, Two Double Bedrooms and garden.

An internal viewing of this property is highly recommended as it would make a lovely family home.



If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule: 2.21m x 1.88m (7'3" x 6'2")
- Lounge: 3.97m x 3.89m (13'0" x 12'9")
- Kitchen/Diner: 3.17m x 4.93m (10'5" x 16'2")
- W.C: 1.80m x 1.16m (5'11" x 3'10")
- Bedroom 1: 3.65m x 3.17m (11'11" X 10'5")
- Bedroom 2: 2.67m x 3.91m (8'9" x 12'10")
- Bathroom: 2.57m x 1.66m (8'5" x 5'5")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.