

## 47 Old Bar Road, Nairn, IV12 5BX



We are delighted to offer this well presented two Bedroomed Ground Floor Apartment situated in the popular seaside town of Nairn.

### GROUND FLOOR APARTMENT

TWO BEDROOMS

FREEHOLD

DESIRABLE RESIDENTIAL LOCATION

GAS CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND C

LANDSCAPING APPROX £101.63 p.a.

FACTORING £612.50/per annum

ALLOCATED PARKING SPACE

EPC RATING B

**F269**

Offers Over  
£185,000

This well presented two bedroomed Ground Floor Apartment is located in a particularly desirable residential area of the seaside town of Nairn which boasts two award winning Golf Courses, stunning scenery, walks and beaches and is within a short commuting distance of the Highland Capital of Inverness and Inverness Airport. The well proportioned property benefits from Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally bright and spacious open plan Kitchen/Lounge/Dining area, the modern fitted Kitchen incorporates a built in oven, microwave, gas hob, extractor fan, dishwasher and plumbing for an automatic washing machine, the Lounge area has patio doors leading to the balcony allowing natural light to flood in. There are two good sized double Bedrooms with built in double wardrobes providing ample storage facilities, a stylish en-suite Shower Room with walk-in corner shower cubicle and a nicely decorated Bathroom with three piece suite and under sink storage.

Outside, the property has a balcony area providing a lovely spot for entertaining or catching the afternoon sun together with an allocated parking space.

This delightful apartment is in good condition throughout and an internal viewing is highly recommended to appreciate the spacious and attractive accommodation on offer.

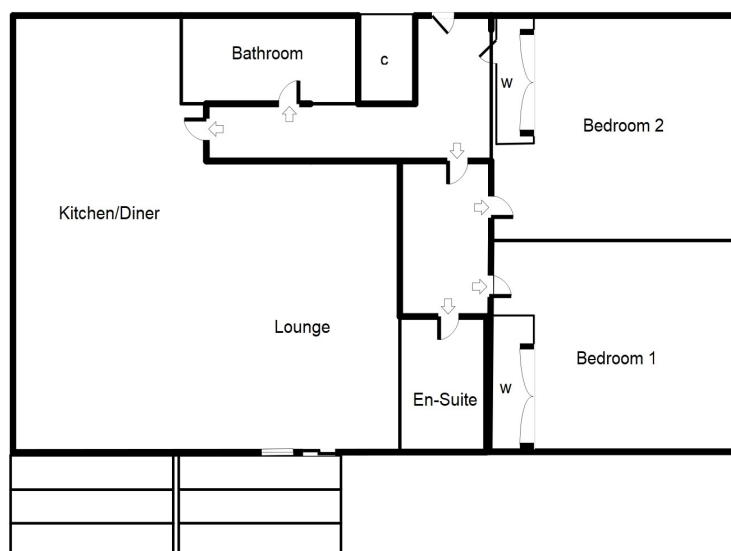






**If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836**

- Lounge: 6.40m x 4.62m (21'0" x 15'2")
- Kitchen/Diner: 3.91m x 2.41m (12'10" x 7'11")
- Principle Bedroom: 3.51m x 3.00m (11'6" x 9'10")
- En-suite Shower Room: 1.90m x 1.56m (6'3" x 5'1")
- Bedroom 2: 2.95m x 2.97m (9'8" x 9'9")
- Bathroom: 2.45m x 2.13m (8'1" x 7'0")



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.