

## 15 COLIN YOUNG PLACE, NAIRN



One bedroom first floor flat situated in a modern development off Gordon Street, conveniently located for the town centre and all local amenities and within easy walking distance of the award winning beaches and harbour area. The River Nairn and its lovely riverside walks are also close by as are the train and bus stations. Benefiting from double glazing and electric central heating this property would be ideal for 1st time buyers, as holiday home or buy to let. If purchased as a buy to let all furniture can be included in the sale price.

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

Electric central heating. Double glazing. Residents parking.

EPC Rating: D

**Offers Over £85,000**

HSPC Ref: 55718



This property is situated in the seaside town of Nairn on the Moray Firth with its sandy beaches, championship golf courses, hotels, schools and High Street facilities. Sixteen miles from the Highland Capital of Inverness and six miles from Inverness Airport.

Access is gained via a hardwood security door with intercom system giving access to communal hallway and stairs. A flight of steps leads to the internal entrance door.

### HALL

Carpeted hallway. Large shelved walk in storage cupboard and additional airing with slatted shelves containing hot water tank. Hatch giving access to partially floored loft. Ceiling light fitting. Electric storage heater. Security intercom.



### LOUNGE

4.95m x 3.84m (16'2" x 12'6")

Spacious, light and airy room with large bay window allowing maximum natural light into the room. Carpeted. Dimplex wall mounted heater. Ceiling light fitting.



### KITCHEN

3.1m x 1.95m (9'9" x 6'4")

Fully fitted kitchen with modern base and wall units. Complementary work tops with splashback tiling. Stainless steel insert sink and drainer. Electric cooker. Washing machine. Fridge freezer. Vinyl flooring. Ceiling strip light



### BEDROOM

3.7 m x 2.8m (12'10" x 9'4")

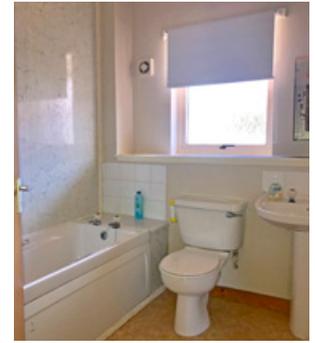
Good sized double bedroom. Carpeted. Built in wardrobe with sliding doors, hanging rail and shelf. Dimplex wall mounted heater.



### BATHROOM

2.2m x 2.1m (7'3" x 7'0")

Three piece white bathroom suite comprising wash hand basin, WC and bath with Mira over bath shower. Partial tiling around bath. Deep window ledge. Towel rail. Vinyl flooring. Ceiling light fitting



### EXTRAS

All carpets and floor coverings, curtains, blinds and light fittings are included in the asking price other items of furniture can be included if desired.

### SERVICE CHARGE

There is a monthly service charge payable of approximately £14.00 which covers stair lighting, door entry phone, television aerial, gutter cleaning, staircase painting, landscaping and gritting.

### COUNCIL TAX

Band A

### ENTRY

By mutual agreement

### VIEWING

Strictly by appointment only. Please contact selling solicitors Donaldson and Henderson on 01667-453395 to arrange a viewing.

### HOME REPORT

Home report available for interested parties that have noted interest through their solicitors.

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

### *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**  
SOLICITORS & ESTATE AGENTS

75/77 High Street, Nairn IV12 4BW

Telephone: (01667) 453395 Facsimile: (01667) 452178 DX 520953

E-mail: DonHen@BTinternet.com