

21 SHORE STREET, FISHERTOWN, NAIRN



This spacious three bedroom detached villa is ideally situated in a quiet cul-de-sac close to Nairn Harbour and just steps away from the beautiful award winning sandy beaches, the town centre and all local amenities are just a short walk away as is the River Nairn and its lovely riverside walks. Benefiting from generously proportioned room sizes, double glazing and electric storage heaters the property will appeal to a large range of prospective purchasers and early viewing is highly recommended to appreciate all this lovely property has to offer.

Accommodation Comprises: - Entrance Vestibule. Hallway. Lounge/Dining Area. Kitchen. Three bedrooms. WC and Family Bathroom.

Electric storage heaters. Double glazing. Enclosed rear garden. Allocated parking space.

EPC Rating: D

Offers Over £160,000

HSPC Ref: 55510



This property is situated in the thriving seaside town of Nairn on the Moray Firth with its sandy beaches, championship golf courses, a fine salmon river, the River Nairn offering pleasant riverside walks, hotels, schools and High Street facilities. Sixteen miles from the Highland Capital of Inverness and eight miles from Inverness Airport

The front entrance door opens to:-

ENTRANCE VESTIBULE

Nice bright area. Small built in shelved cupboard housing the electricity meter and fuseboxes. Ceiling light fitting.

HALLWAY

Bright welcoming hallway carpeted throughout. Deep understair storage cupboard. Ceiling light fitting. Coving on ceiling. Electric heater. Staircase to upper landing.

WC

Two piece bathroom suite. Frosted window to the front. Vinyl flooring. Ceiling light fitting.



LOUNGE/DINING AREA

4.29m x 4.27m (21'0" x 10'6")

Generously proportioned dual aspect living space with windows to the front and rear of the property allowing maximum natural light into the room. Carpeted. Ample room for dining table and chairs. Two electric heaters. Recessed downlighting. Coving on ceiling.



KITCHEN

3.20m x 1.95m (10'5" x 6'4")

Fitted kitchen with a range of wall and base units in a white wash finish. Complementary work surfaces. Integrated Creda electric oven and hob with extractor hood. Space for fridge and space and plumbing for washing machine. Sink and drainer. Laminate flooring. Window and door to the rear of the property. Ceiling light fitting.



From the hallway a carpeted staircase leads to the upper landing and all other accommodation.

MASTER BEDROOM 3.26m x 3.23m (10'7" x 10'6")

Spacious double bedroom with window to the rear of the property. Carpeted. Floor to ceiling built in wardrobes with sliding mirrored doors, hanging rails and shelving providing ample storage space. Electric heater. Ceiling light fitting.



BEDROOM 2

3.23m x 3.11m (10'6" x 10'2")

Good sized double bedroom with window to the front of the property. Carpeted. Ceiling light fitting. Electric heater.



BEDROOM 3

2.71m x 2.25m (8'9" x 7'4")

Third bedroom with window to the rear. Carpeted. Ceiling light fitting. Electric heater.

FAMILY BATHROOM

2.74m x 1.83m (8'9" x 6'0")

Modern four piece bathroom suite comprising wash hand basin, WC, bidet and bath with over bath Mira electric shower. Fully tiled walls. Vinyl flooring. Ceiling light fitting. Frosted window to the rear.

EXTERIOR

To the front of the property is a defined parking space and a small easily maintained garden area planted with mature shrubs, a paved pathway and stone steps lead to the front entrance door. The easily maintained enclosed rear garden which has been laid to lawn and planted with a wide variety of mature shrubs and plants provides a secure environment for children to play. The large paved patio is ideal for outdoor entertaining in the summer months or just to relax and enjoy the sunshine. Summer House. 2 Garden sheds.



All floor coverings, curtains and blinds are included in the sale price.

Offers Over £160,000 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.

**Donaldson
& Henderson**
SOLICITORS & ESTATE AGENTS

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