

## 4 MORAY PLACE, NAIRN



This substantial, end terraced 4 bedroom villa is hidden away in a quiet but central location just off Nairn High Street with all local amenities on your doorstep. The award winning sandy beaches and Harbour area are a short walk away as is the River Nairn with its lovely riverside walks. From the moment you step inside you will appreciate the natural light filled and generously proportioned accommodation this lovely property has to offer making this an ideal family home. Early viewing is highly recommended.

Accommodation comprises: - Hallway. Lounge. Kitchen. 4 Bedrooms and Bathroom. Double glazing. Gas central heating. Garden. Wooden sheds. Off street parking.

EPC Rating: D

**Offers Over £175,000**

HSPC Ref: 55355



Access to the property is gained via a lane leading off Nairn High Street extending to the front entrance door opening to:

## HALL



Lovely bright, welcoming hallway fitted with light grey wood effect laminate flooring extending to the lounge, kitchen and bedroom. A feature of the hall is the original spiral staircase with cast iron balustrades and wooden handrail leading to the galleried upper landing and all first floor accommodation. Deep walk in understair cupboard providing extra storage space. Additional built in cupboard housing the electricity metre and fuseboxes. Shelves recess. Ceiling light fitting. Radiator.



## LOUNGE

4.60m x 4.08m

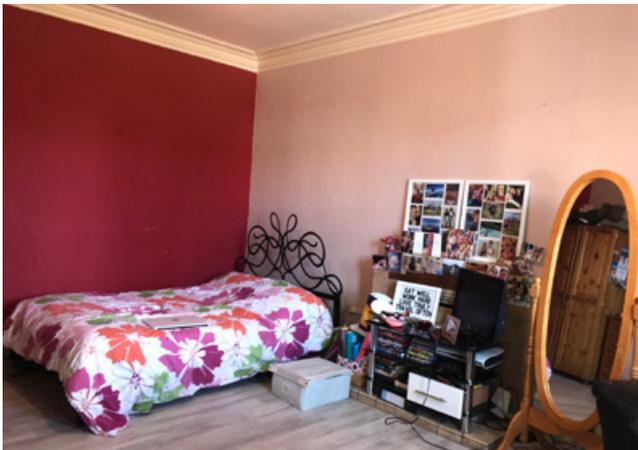
Generously proportioned light and airy living space with large window to the front of the property allowing maximum natural light into the room. Laminate flooring. Feature fireplace with gas fire and wooden surround. Radiator. Ceiling light fitting. Coving on ceiling. Door to:



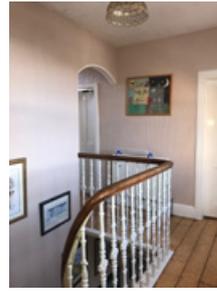


**KITCHEN** **2.56m x 2.37m**  
 Fitted kitchen benefiting from a range of wall and base units in a beech finish incorporating glass fronted display cabinets. Complementary work surfaces with splashback tiling. Integrated, fridge freezer and 4 ring gas hob and gas oven with stainless steel extractor hood. Stainless steel sink and drainer with mixer tap. Space and plumbed for washing machine. Laminate flooring. Window to the rear Ceiling light fitting.

**BEDROOM** **4.58m x 4.05m**  
 Double bedroom with window to the front. Room for free standing bedroom furniture. Laminate flooring. Built in shelved cupboard. Radiator. Ceiling light fitting. Coving on ceiling.



From the hallway a carpeted staircase leads to:



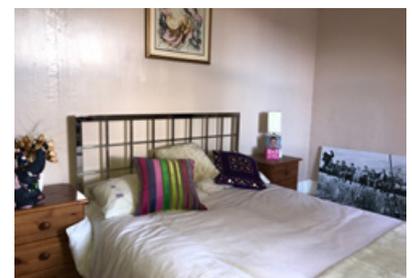
**UPPER LANDING:**  
 Sunny galleried upper landing. Window to the front. Stripped and varnished wooden flooring. Built in cupboard. Two ceiling light fittings.

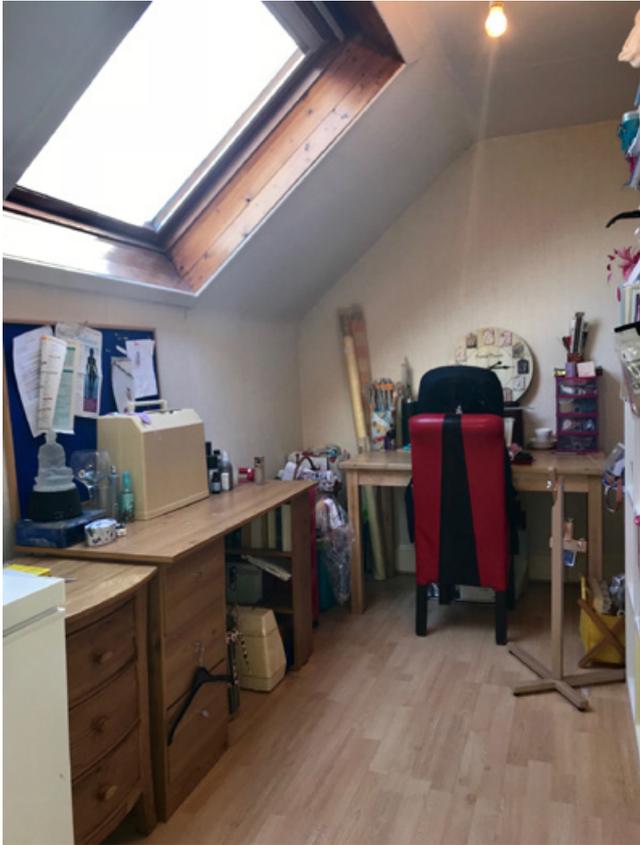


**BEDROOM 2** **4.56m x 4.07m**  
 Large double bedroom with window to the front. Ample space for free standing bedroom furniture. Built in cupboard. Carpeted. Radiator.



**BEDROOM 3** **3.84m x 2.83m**  
 Spacious double bedroom with window to the front. Carpeted. Ample room for free standing wardrobes. Built in cupboard. Ceiling light fitting. Radiator.





**BEDROOM 4** 3.30m x 2.62m

Another good sized bedroom currently used as a craft room with velux window to the rear. Laminate flooring. Radiator. Ceiling light fitting.

**BATHROOM** 2.65m x 1.86 m



3 piece bathroom suite comprising wash hand basin, WC and original cast iron bath with over bath shower. Vinyl flooring. Ceiling light fitting. Frosted window to the rear. Radiator. .

**EXTERNAL**

To the side of the property is a substantial plot of ground with wooden garden sheds erected and to the back of the garden an additional piece of land/drying green. Off Street parking.

There is so much potential with this house, you can really feel your mind working overtime as to how you could put your own stamp on it, a conservatory could be built to the side to enjoy the day long sunshine and add an extra public room to the already generous accommodation offered. A patio area added providing a space for outdoor entertaining in the summer months or just to relax and enjoy the sunshine. Internally the partition wall between bedrooms 3 and 4 could be removed to make one large double room whilst the downstairs bedroom would make a substantial formal dining room with ample space to accommodate a large dining table and chairs.

Offers over £175,000 are sought 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