

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

Fitted floor coverings and blinds.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows.

#### Council Tax Band

C

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

#### Factoring Fee

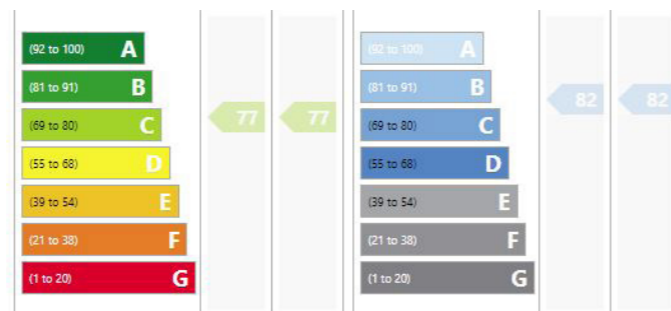
£43 Per quarter.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £155,000  
A full Home Report is available via Munro & Noble website.



## 141 Burnside Nairn IV12 5UA

An immaculate two bedroomed, ground floor flat located in the popular seaside town of Nairn. It is fully double glazed, has gas central heating, and an allocated parking space.

**OFFERS OVER £155,000**

📍 The Property Shop, 20 Ingles Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Ingles Street, Inverness, IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Ingles Street, Inverness, IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



### Property Description

Built by Springfield Homes to their Auldearn design and completed in 2020 this lovely, two bedroom ground floor flat would make an ideal home for first time buyers, young professionals or those looking for a property with great rental potential. Offering a number of pleasing features including double glazing, gas central heating, gardens and shared parking, early viewing highly is recommended to appreciate the size and location of the property. The accommodation within is well-presented throughout and is tastefully decorated with neutral colours and Moduleo luxury vinyl flooring. The property comprises an entrance hall, off which can be found a walk-in storage cupboard, two bedrooms, (both boasting double, fitted mirrored wardrobes with sliding doors) and a stylish shower room which comprises a WC, a wash hand basin within a vanity unit and a walk-in shower with modern tiling and mains shower. Completing the accommodation is the open plan lounge, kitchen/dining area. This spacious, yet cosy room provides space for entertaining and has two windows to front elevation, flooding the room with natural light. The well-appointed kitchen comprises wall and base mounted units with worktops, has a 1 ½ sink drainer with mixer tap and boasts ample storage provisions. The integrated appliances consist of AEG induction hob, an electric oven which is self cleaning, and extractor fan, a fridge-freezer, washing machine and a dishwasher. Externally, the garden is laid to lawn with a flower and gravel border. It sits within a well-kept communal ground area, with shared parking spaces available to the side elevation, along with additional parking for visitors and a bike locker. Nairn is a vibrant Victorian town and a popular holiday destination. The town provides a variety of shops and services including primary and secondary schools, hotels, supermarkets, banks and restaurants. The town also has a library, community centre, sports centre and swimming pool. There are also two championship golf courses to choose from. Inverness airport is located approx. 12 miles away.

### Rooms & Dimensions

Entrance Hall

Shower Room  
Approx 1.76m x 2.68m

Bedroom One  
Approx 2.83m x 3.24m

Bedroom Two  
Approx 2.78m x 3.23m

Storage Cupboard  
Approx 1.26m x 2.04m

Open Plan Kitchen/Lounge/Diner  
Overall Approx 5.09m x 7.05m\*

Lounge/Diner  
Approx 3.85m x 4.25m\*

Kitchen  
Approx 3.17m x 3.41m\*

(\*At widest point)

