



Cameron Road, Nairn, IV12 5NS

Offers Over £230,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Three bedroom detached bungalow
- Gas central heating
- Modern fitted kitchen
- Off street parking
- Newly refurbished property
- Double glazing
- Spacious lounge / diner
- Accompanied viewings by appointment only, 7 days a week
- Home report available on request
- Early entry available

When you list with Hamish there are no upfront fees.

We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Located in the popular Tradespark area of Nairn, this delightful bungalow has been recently renovated and freshly decorated and offers a pristine addition to Hamish Homes' portfolio. Built in 1990, the property has been finished throughout in shades of duck egg blue and white, with newly painted white woodwork. The bungalow is in walk-in condition and offers a graceful home for a small family or a couple.

Access is via the main area of the garden, which is to the front of the property and is elegantly planted with a lawn and mature shrubs and trees. The exterior has also been finished with new gravel and exterior lighting. The entrance leads to a hall with storage, this in turn leads to a comfortable open-plan carpeted living and dining room with windows overlooking the front and rear of the property.

The kitchen is a key feature of the property. The U-shaped layout has an elegant contemporary look and is finished with black metro tiles and fitted with wood finish floor and wall cabinets, a dark work surface, and an attractive granite-coloured sink. A small breakfast bar area faces a stable door which leads to a paved utility area and timber workshop, lending a traditional edge to this modern-looking space.

There are three bedrooms, all of which have good natural light and are also painted blue. The bedrooms are carpeted to match that used throughout the house, and two of the rooms benefit from built-in storage.

The shower room has been cheerfully painted, also in blue, with a walk-in shower enclosure, a WC, and a wash hand basin with a storage cabinet. A large window with obscure glass allows the space to be sunny and bright during the day.

Facing west, the house benefits from good natural light in all the rooms and its consistent use of decor, white woodwork and glazed interior doors also make the most of this.

With a freshly decorated interior space of 88m² and in a great location close to the centre of Nairn and just a short commute from Inverness, 1A Cameron Road will make a fantastic home for a growing family or couple nearing retirement.

ABOUT NAIRN

Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent road and transport links and is close to three beaches, one of which has been recognised with a Blue Flag award for cleanliness.

The centre of Nairn is located 17 miles from the capital of the Highlands, Inverness, and just nine miles from Dalcross Airport, with regular direct flights to and from London, Bristol, Dublin and Amsterdam. Located on the southern shore of the Moray Firth, the area became famous in the Victorian era for its easy accessibility, magnificent beaches and gentle sunny climate. These still exist today! The area has recently grown in popularity due to its outstanding championship golf courses, bustling town, varied shops and many creative enterprises.

Nairn can easily reach many world-renowned attractions such as Culbin Forest, Cawdor Castle, The Findhorn Foundation, and the Logie Estate. Closer to Nairn town centre, you can enjoy museums, art centres, watersports and two 18-hole golf courses; there are many excellent restaurants and interesting shops. The harbour and promenade are popular gathering points during the many dark-sky events visible in the area, including the aurora borealis and spectacular meteor showers.

There is a secondary school, primary schools, doctors, a hospital, community and leisure centres, and several places of worship. Hospitality, retail and agriculture are important forms of employment in the area. With its close-knit community and its popularity with holidaymakers worldwide, Nairn town centre has an energetic, lively feel that locals and visitors enjoy.

GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: D (67)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: By appointment only, 7 Days a week accompanied by agent.

INCLUDED IN THE SALE:

All floor coverings curtains and blinds and all integrated kitchen appliances.



Hamish[®]
PROPERTY PROFESSIONALS

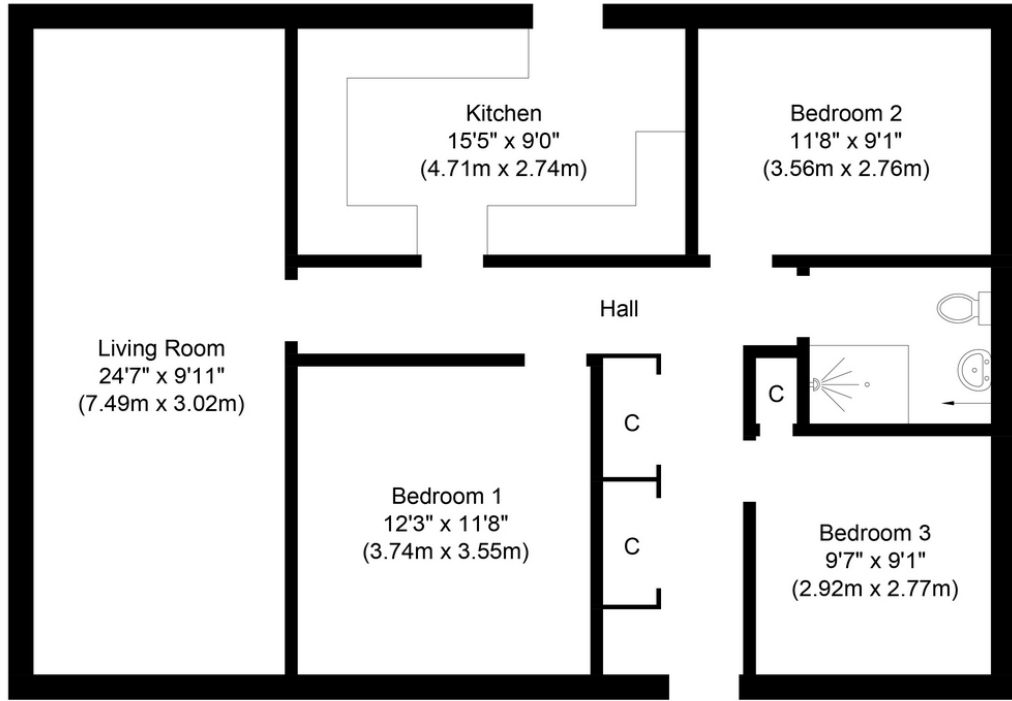


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 88 m²





Approximate Floor Area
981 Sq. ft.
(91.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England, Scotland & Wales			EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions					
(92+) A					
(81-91) B					
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