



Cameron Road, Nairn, IV12 5NS

Offers Over £230,000

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



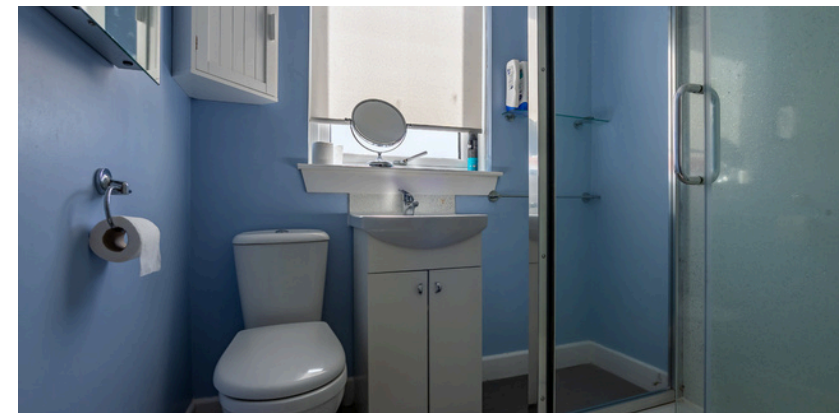


- Three bedroom detached bungalow
- Gas central heating
- Modern fitted kitchen
- Off street parking
- Newly refurbished property
- Double glazing
- Spacious lounge / diner
- Accompanied viewings by appointment only, 7 days a week
- Home report available on request
- Early entry available

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](mailto:askhamish@hamish-homes.co.uk)



Situated in the desirable Tradespark area of Nairn, this property is part of a group of three attractive bungalows that sit off the main road with dedicated areas for parking. 1A has a special advantage as it benefits from a beautiful front garden that has a large area of well-maintained lawn and several mature shrubs and trees that screen it from the surrounding area. Constructed in 1990, the bungalow has been well maintained and carefully decorated throughout ensuring it is in move-in-ready condition. The house opens into a welcoming entrance hall featuring in-built storage and has a generous interior space of 88m<sup>2</sup>. This west-facing home is spacious and benefits from good natural light in all rooms. The consistent decor and white woodwork enhance the bright and airy feel.

The open-plan living and dining room is painted blue and carpeted. It has windows at both the front and rear, providing ample natural light. The modern kitchen has black metro tiles, wood-finish floor and wall cabinets, a dark work surface and a granite-colored sink. The U-shaped layout includes a small breakfast bar and a stable door opens to a paved courtyard style rear garden. The courtyard is enclosed with timber fencing. This immaculate private space has an elegant timber shed with adjoining verandah and a paved utility area.

The bungalow includes three naturally lit bedrooms, all painted blue and carpeted. Two bedrooms have built-in storage, adding convenience and maximizing space. The shower room features a walk-in shower enclosure, a WC, a wash hand basin with a storage cabinet and a large obscure glass window for privacy and natural light.

Situated just one mile from Nairn's center and a short commute from Inverness, 1A Cameron Road combines modern living with practical features. It is in a well-established and friendly community making it ideal for a small family or a couple, and viewing is recommended to fully appreciate the features of this attractive home.

**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.



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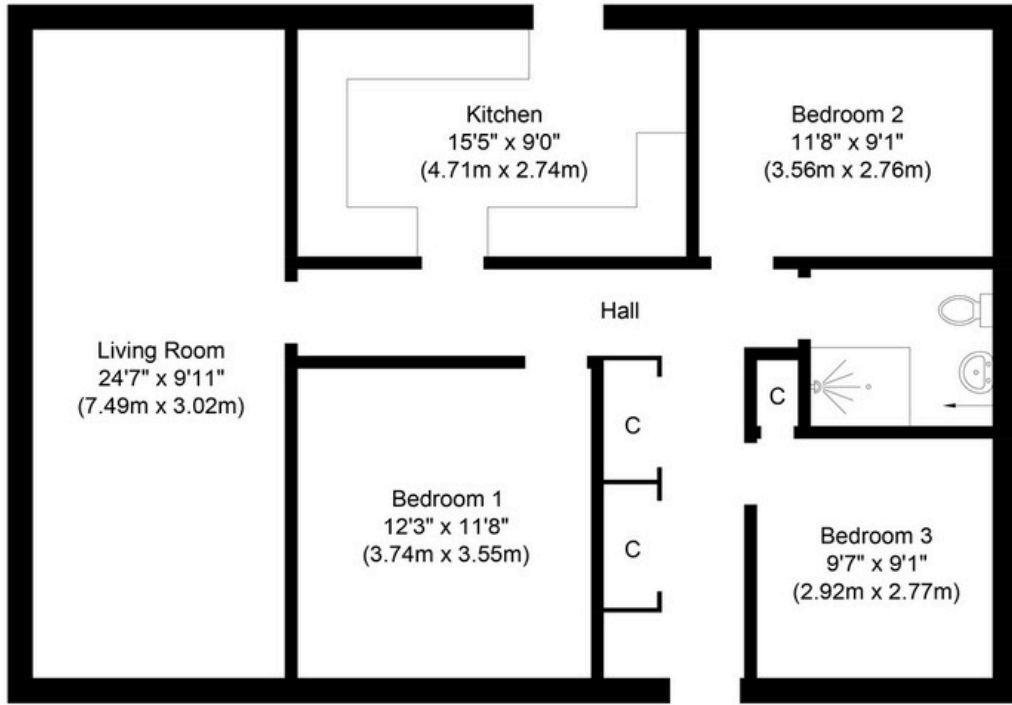


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 88 m<sup>2</sup>





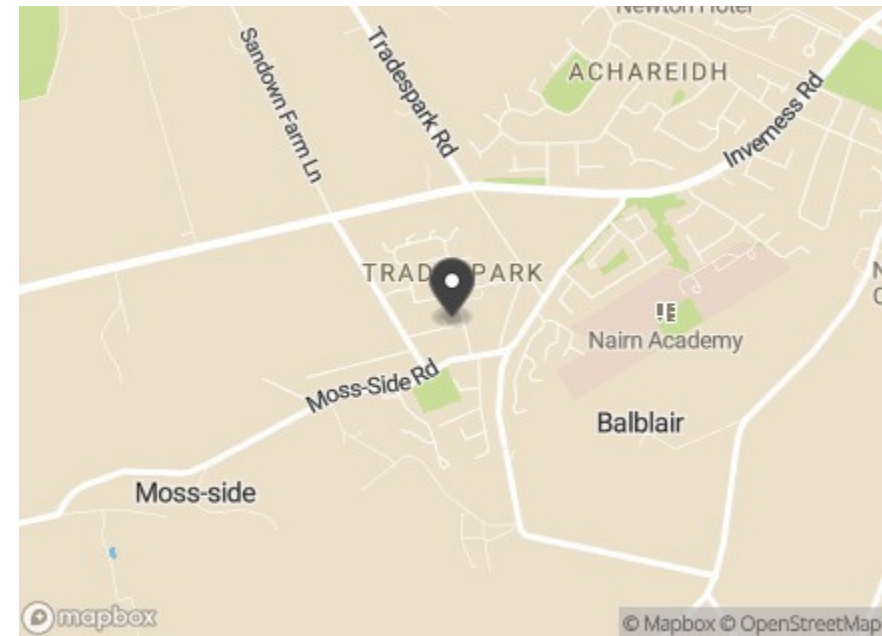
**Approximate Floor Area**  
**981 Sq. ft.**  
**(91.1 Sq. m.)**

**Shower Room**  
**6'11" x 6'4"**  
**(2.12m x 1.94m)**

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	67
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		63	63
		EU Directive 2002/91/EC	



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 Inverness, IV2 3BW

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