



Nairnside, Inverness, IV2 5BU

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- Exquisite 5 Bedroom Countryside House
- Viewing Highly Recommended
- Recently Extended
- Fully Fitted Kitchen with Separate Utility Room
- 2 Sitting Rooms
- 2 Bathrooms and Additional Shower Room
- Large Extensive Gardens
- Private Driveway with Garage
- LPG Gas
- Double Glazing

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Gorgeous former schoolhouse with massive potential in peaceful Highland hamlet

Stone built, with dormer windows, slate roofs, and elegant grassy gardens, this beautiful early 20th-century schoolhouse is a delightful property with everything looked for in a comfortable and spacious family home.

Opening from a roomy vestibule, the hallway is decorated in striking maroons, with white woodwork and a sense of the practical comfort that is found in properties of this type.

The ground floor has a spacious reception room with a wood-burning stove inset into a deep hearth. Currently used as a bedroom, this space has a shelved alcove and a great front garden view. It could continue as a bedroom or offer itself for several uses.

A large living room is opposite and has a warming red feature wall, complementing the white mantelpiece and black cast iron wood burner very well. With great proportions and another view of the front, this is a comfortable space that offers a fabulous welcome for visitors or just relaxing with family. A second door leads to the inner hall and to the rear of the property.

This more secluded area of the house features several areas for seating or occasional furniture. It leads to a generously sized shower room with a glass enclosure with an overhead and hand shower. There is also a separate laundry that is large and practical, with many floor and wall cabinets and room for appliances. A door gives access to the garden.

The kitchen-dining room forms part of a newer extension to the property. It is large enough to include separate comfortable seating and dining areas. Its white cabinets and patio door, breakfast bar, and wooden floor make this a wonderfully relaxing space that is very much built around family life.

The ground floor also has two bedrooms; the larger room is decorated in turquoise on one wall and has a delightfully sunny aspect and a large built-in wardrobe. The smaller room overlooks the garden and has a lovely footprint full of intriguing shapes. This also has a large built-in cupboard. A spacious tiled family bathroom is also on the ground floor with a large bath, separate shower enclosure, large ladder towel rail, WC, and wash hand basin.

Upstairs are three more bedrooms with lovely coombed ceilings and the original doors. This includes a large, deeply coombed principal bedroom with a red wall to complement the red inset tiles surrounding the cast iron hearth. A third bathroom with blue walls, white bath, WC and hand basin is on the lower landing.

Outside is an extensive garden with grass, paths, patios, mature planting, and a wooden shed. Timber-fenced, the garden is large and offers room for an extension, chalet or other building if desired, and subject to restrictions.

At 201 m<sup>2</sup>, The School House Nairnside is a charming and attractive semi-detached house with enormous potential, and its suitability as a family home with a strong heritage in such a beautiful setting makes this a desirable property.

#### About Nairnside

Just 15 minutes drive from the centre of Inverness, and nine minutes from Culloden, Nairnside is a small residential area between Culloden Moor and Bogain. Set in the middle of woodland, moorland and agricultural holdings, Nairnside is an ancient settlement of Strathnairn.

While it can still be considered within the boundaries of Inverness or Culloden, Nairnside has a distinct enough character to warrant its own description.

Its strong agricultural heritage and the backdrop of Drummoissie Moor give the hamlet a rich rural identity, lending the area a feel of exclusivity and refinement. Its older connections with Cawdor, Culloden and the wider Strathnairn communities and its clans give Nairnside, accentuating its deeply Scottish history, further reinforced by its iconic landscape and extensive wildlife.



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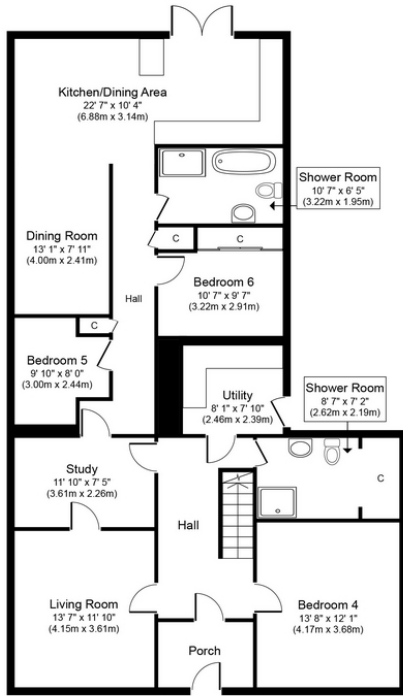
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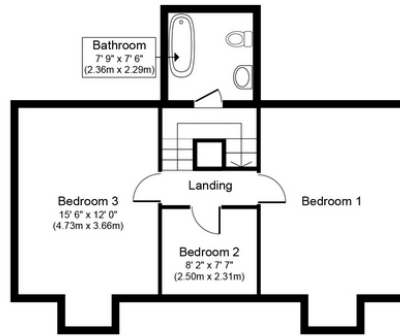
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 201 m<sup>2</sup>





**Ground Floor**  
Approximate Floor Area  
1,462 sq.ft.  
(135.8 sq.m.)



**First Floor**  
Approximate Floor Area  
597 sq.ft.  
(55.4 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		
	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>	<b>18</b>	<b>18</b>
Not energy efficient - higher running costs		
England, Scotland & Wales		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>	<b>38</b>	<b>38</b>
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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