



Duncan Drive, Nairn, IV12 4SQ

**Offers Over £210,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- Three bedroom semi detached home
- Situated in a quiet cul de sac
- Located close to local schools
- Gas central heating
- Garage and off street parking
- Double glazing
- Enclosed rear garden
- Home report available on request
- Viewings by appointment only, 7 days a week
- Entry by mutual consent

**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)



This lovely home, generously proportioned at 89 m<sup>2</sup>, is well-presented and will make a very comfortable home for a family, especially given its location to the popular Nairn Academy. Constructed in 1976, the property has gas central heating and is in good condition. The new owner will be able to walk into the property as it is and it offers the opportunity to create an appealing, contemporary residence only a short distance from the centre of Nairn and its award-winning beaches. Coupled with its proximity to the main routes to Inverness, Elgin and Aberdeen but far enough away to be undisturbed, 19 Duncan Drive is also somewhere that will definitely appeal to those choosing to commute.

On approach, the house is neatly positioned at the end of a quiet cul-de-sac with a sweep of lawn and a tarmac drive leading to a single garage. The interior of the sunny hallway is finished in neutral colours and has natural wood doors, giving the spaces a comfortable, welcoming feel.

The living dining room has been wallpapered and has a soft yellow palette. With a double aspect, there are views to the front and rear of the house, maximising the natural light throughout the year. The living room is roomy and features a decorative mantelpiece.

Accessed via the hall, the kitchen is tiled in white and has plentiful floor and wall cabinets and drawers in a beechwood effect with a dark work surface. An area is designated for laundry appliances and tall storage, and a patio door leads to the garden. The ground floor hallway has plenty of storage, including a cloakroom that has been well finished with a contemporary white WC and wash hand basin.

The three light-filled bedrooms upstairs are comfortable and spacious, offering much potential for decorative upgrading. The two principal rooms have plenty of space for double or twin beds, each with a built-in cupboard and good views of the surrounding area. The third, small bedroom is still of a generous size and will make a comfortable room for a child or use as a home office.

The bathroom is fitted with white sanitary ware, including a WC, wash hand basin, and bath with an electric shower over. It is finished with mocha-coloured tiles and white walls.

A south-west garden ensures the best of the sunlight is captured, and its neat layout and design present an easy-to-manage area that is spacious and sunny, or a fabulous opportunity to add some creative gardening touches should that be desired.

This lovely home has been well cared for and offers an attractive place to renovate and redecorate at leisure. With its location close to schools, services and road and transport links, 19 Duncan Drive will be popular with families and early viewing is advised.

#### ABOUT NAIRN

Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent roads and 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 16 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! More recently, the area has grown in popularity due to its outstanding golf courses, bustling town, varied shops and many creative enterprises.

Nairn is within easy reach of 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 championship golf course. 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 from all over the world, Nairn town centre has an energetic, lively feel enjoyed by locals and visitors alike.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: D

EPC Rating: C (73)

Entry Date: Entry by mutual consent

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.

#### INCLUDED IN THE SALE:

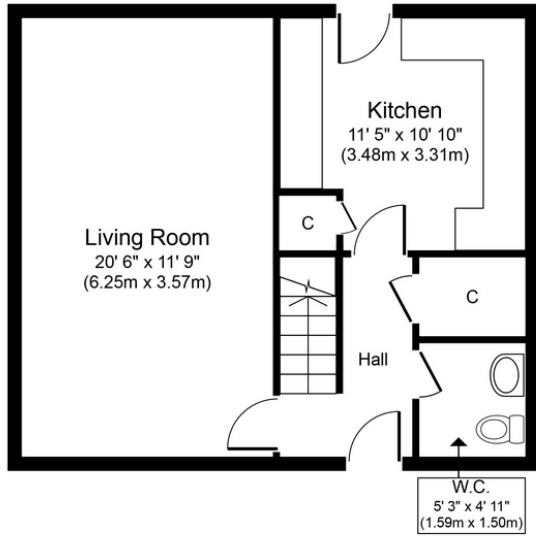
All floor coverings curtains and blinds and all integrated kitchen appliances.



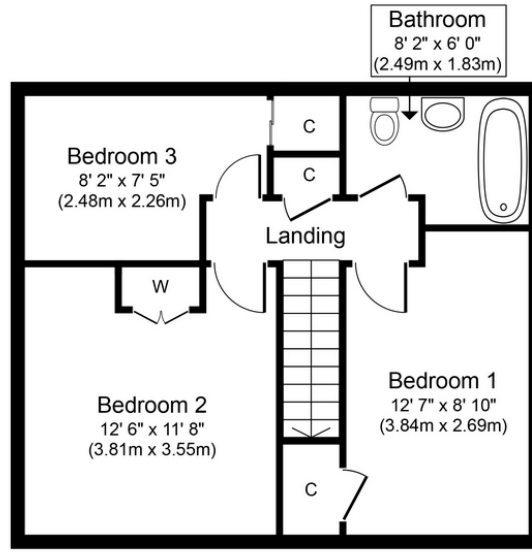
**Hamish**<sup>®</sup>  
PROPERTY PROFESSIONALS







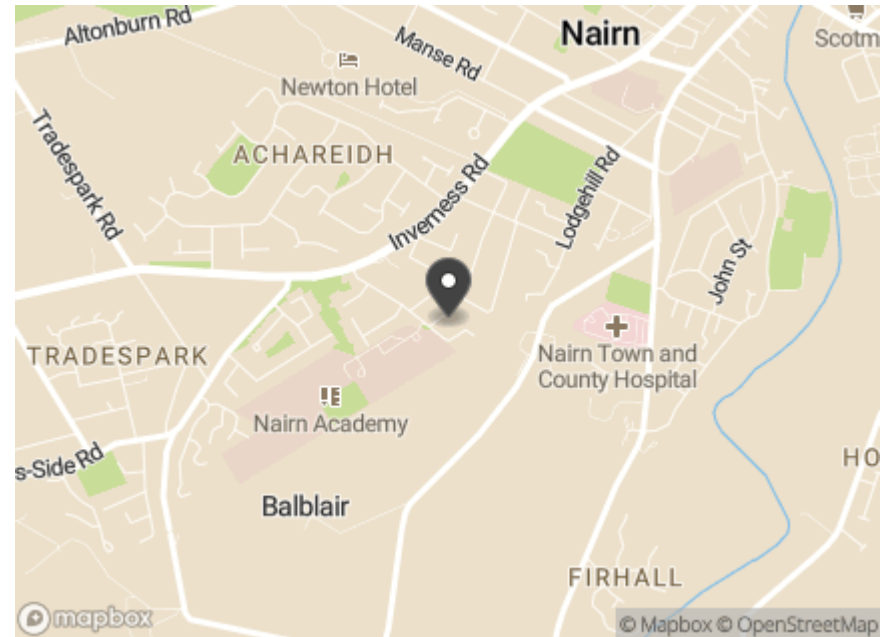
**Ground Floor**  
Approximate Floor Area  
482 sq. ft.  
(44.7 sq. m.)



**First Floor**  
Approximate Floor Area  
482 sq. ft.  
(44.7 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	<b>A</b>		(92+)	<b>A</b>	
(81-91)	<b>B</b>		(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>		(69-80)	<b>C</b>	
(55-68)	<b>D</b>		(55-68)	<b>D</b>	
(39-54)	<b>E</b>		(39-54)	<b>E</b>	
(21-38)	<b>F</b>		(21-38)	<b>F</b>	
(1-20)	<b>G</b>		(1-20)	<b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>73</b>			<b>71</b>
		<b>88</b>			<b>88</b>
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		



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