



Robbins Court, Nairn, IV12 5PL

Offers Over £150,000

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PROPERTY PROFESSIONALS



- Affordable two bedroom terraced house
- Residential carpark
- Gas central heating
- Double glazing
- enclose front and rear gardens
- Council tax band B
- Above average EPC energy rating
- Accompanied viewings by appointment, 7 days a week
- Early entry available
- Home report available on request

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



Conveniently situated close to the A96 but enjoying privacy and a peaceful setting in a quiet cul-de-sac, this generously sized mid-terrace property offers a delightful property at a very reasonable valuation. Accessed through an enclosed front garden that is laid with gravel, the property is entered via a small storm porch. The interior has been decorated in neutral and pastel colours to emphasise the natural light and fitted with laminate flooring and carpet.

Constructed in 1980 and with a floor area of approximately 78 m², the accommodation is generous and its layout makes this an ideal property to modernise, with the prospect of becoming an appealing home for a small family or couple. The living room has a large window that overlooks the front garden and a comfortably sized floor area that gives access to an open-plan dining room through an elegant archway. The space is generous and is currently painted in green, with white skirting, and has a view over the rear garden and a glazed doorway to the kitchen.

Decorated with lively yellow tiles and royal blue floor and wall cabinets, the kitchen is cheerfully unique. With access to the garden through a partially glazed patio door, the kitchen offers the potential to take advantage of a newly created patio area outside. Coupled with its generous amount of space, there is plenty of scope to upgrade the décor, fittings and appliances to include several new layouts and a more contemporary aesthetic, should that be desired.

Upstairs, the landing contains an airing cupboard and there are two spacious bedrooms and a shower room. The principal bedroom has an alcove fitted with a clothes rail that could be brought back to use as a built-in wardrobe. Decorated in white and overlooking the front of the property, this bedroom is light-filled and comfortable. The second bedroom is decorated in blue and has two built-in cupboards. Overlooking the garden, this would make a good bedroom for a child or use as a home office or games room. The shower room has a walk-in enclosure with an electric shower and features fully tiled walls and a white WC and wash hand basin.

Accessed from the kitchen, the compact timber-fenced garden is laid with a lawn and a paved seating area. 5 Robbins Court offers a fabulous opportunity to acquire a solidly built, spacious property. With the right touch and some design and renovation skills, you could create a beautiful home to be enjoyed by a young family or a couple. Given its valuation and potential, this really is a property to view quickly.

ABOUT NAIRN

Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent road and links, as well as being situated 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 enjoyed a growth 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 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 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: B

EPC Rating: C (72)

Entry Date: Early entry available

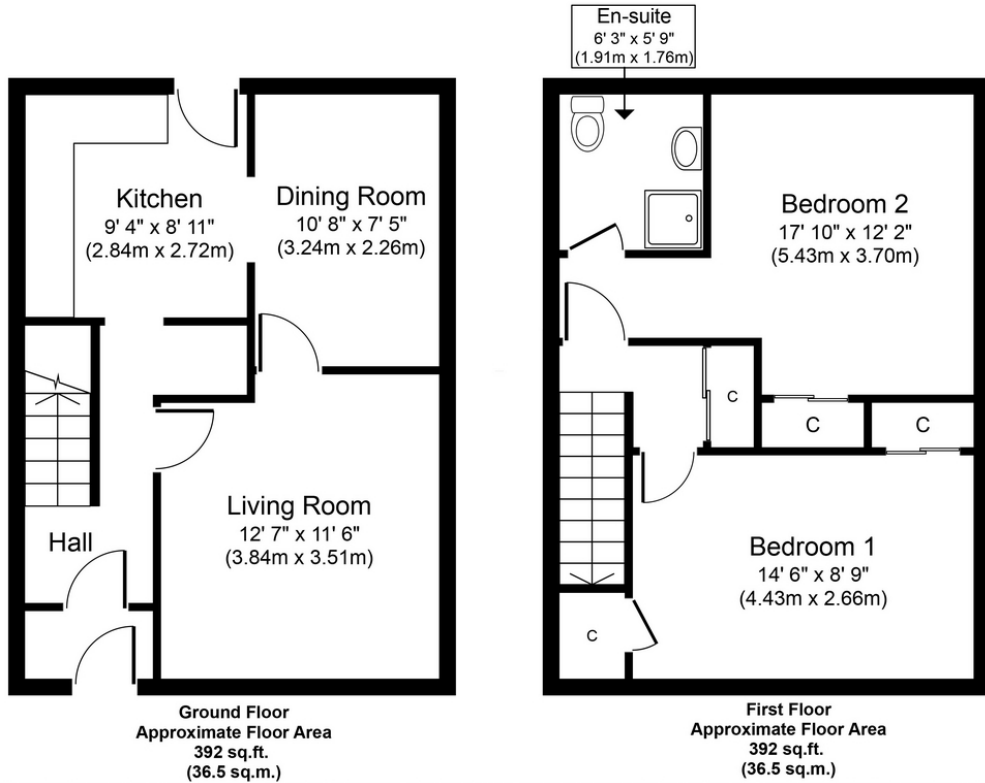
Home Report: Available on request.

Viewings: 7 Days a week, accompanied by agent.



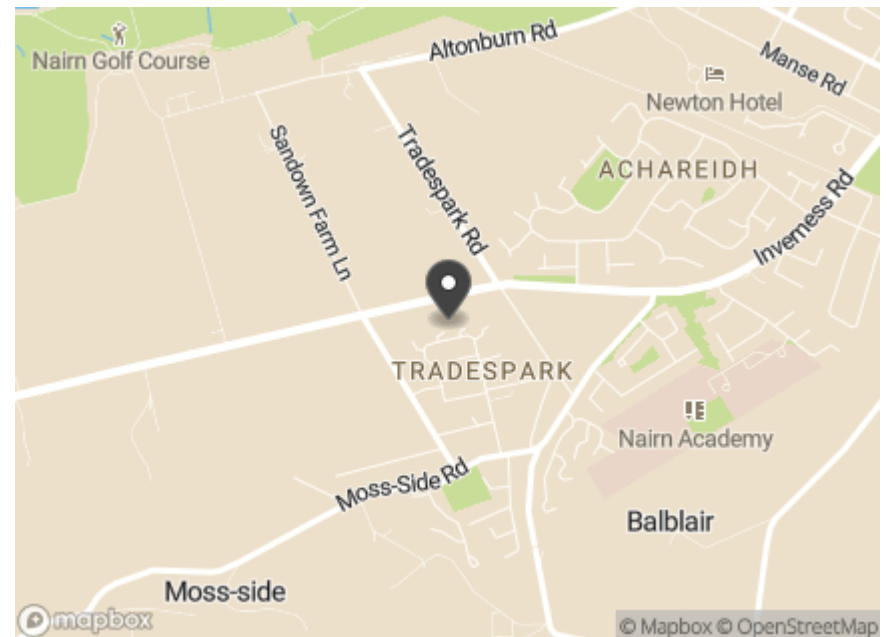
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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	
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			
		72	72
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		70	70
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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