



High Street, Auldearn Nairn, IV12 5TH

**Offers Over £140,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS



- Two bedroom ground floor flat
- Popular rural village location
- Auldearn Primary school nearby
- Gas central heating
- Modern fitted kitchen
- Double glazing
- Above average EPC energy rating
- Entry date by mutual consent
- Accompanied viewing by appointment, 7 days a week
- Home report available on request

**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)



Located on a quiet road through the centre of the charming village of Auldearn, this exceptionally well-maintained property is within a short drive of Nairn, Inverness and Dalcross Airport, making it a fantastic base for commuting. Situated at the end of a quiet block of recently built apartments, Number 1 opens into an attractive vestibule and hallway decorated in neutral colours and light woods, giving it a modern but welcoming ambience.

The living room overlooks the front of the apartment and is decorated in soft neutrals and a striped feature wall lends a feeling of height. This room is generously appointed for a property of this age and type and its spacious proportions offer many different room layouts, including having space for dining furniture or a work area at one end.

The kitchen is a delightful mix of wooden fronted cabinets and sleek surfaces, giving the room a contemporary, clean line that is elegant and timeless. The layout of the cupboards and the workspace is practical and well-considered, creating interesting spaces that complement the striking design and good quality, immaculately maintained appliances.

The principal bedroom follows the styling of the rest of the property with a sophisticated neutral colour scheme and a striped feature wall, which again emphasises the feeling of height in the room. An integrated built-in wardrobe allows plenty of room for movement and space for occasional furniture or storage. A second bedroom is decorated in pink and neutrals and offers a similar floor area and a built-in cupboard.

The bathroom is fitted with sleek, modern sanitaryware in white and includes a WC, wash hand basin, and bath with a shower over it.

At 72 m2 and constructed in 2012, this is generously sized for a property of this age and type and some good design details and decorative finishes further enhance it. The property has dedicated off road parking to the rear and a high-end, luxury feel, which reflects its location in an upmarket and desirable location close to many notable landmarks and enterprise opportunities. With two generously sized bedrooms, easy commutability and an outstanding condition, this lovely apartment will make a wonderful home for a couple or a single person looking for a quiet rural location but still close to major centres.

#### ABOUT AULDEARN

Auldearn is a quiet village nestled in the scenic Scottish Highlands and seamlessly blends history, natural beauty and community living. Offering the tranquillity of rural life with the convenience of nearby city and town centres, it's an ideal location for those seeking a balanced lifestyle. Landmarks such as the ruins of Auldearn Castle and the unique Boath Doocot attract visitors and history enthusiasts.

Road access to and from Auldearn is via the A96 road, which links the village to the nearby town of Nairn and the city of Inverness. Inverness Airport is approximately 12 miles away.

The local economy is largely agricultural but there is a thriving entrepreneurial presence and availability to commute to jobs in Nairn, Inverness, Forres and Elgin. This creates a good community dynamic, fusing the charm of rural living with the benefits of urban life.

The village has an Inn, a great social hub. Essential amenities such as, post offices and shops are available in nearby Nairn, Forres or Inverness. Auldearn Primary School caters to the youngest residents, while secondary students typically attend Nairn Academy, a short distance away. The village's picturesque landscape and history make it an especially charming location for those considering a move to the Highlands.

#### GENERAL INFORMATION:

Services: Mains Water & drainage, electric and gas.

Council Tax Band: C

EPC Rating: B (81)

Entry Date: Early entry available

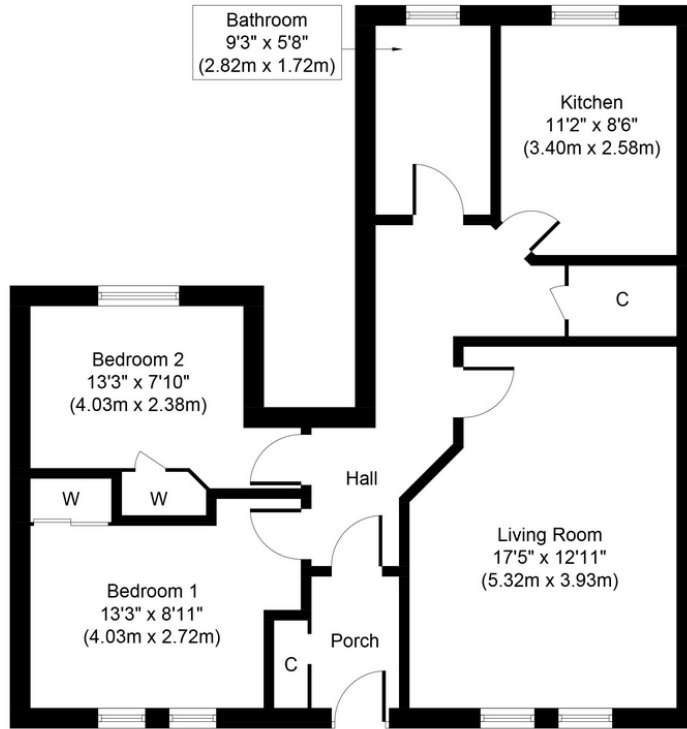
Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.



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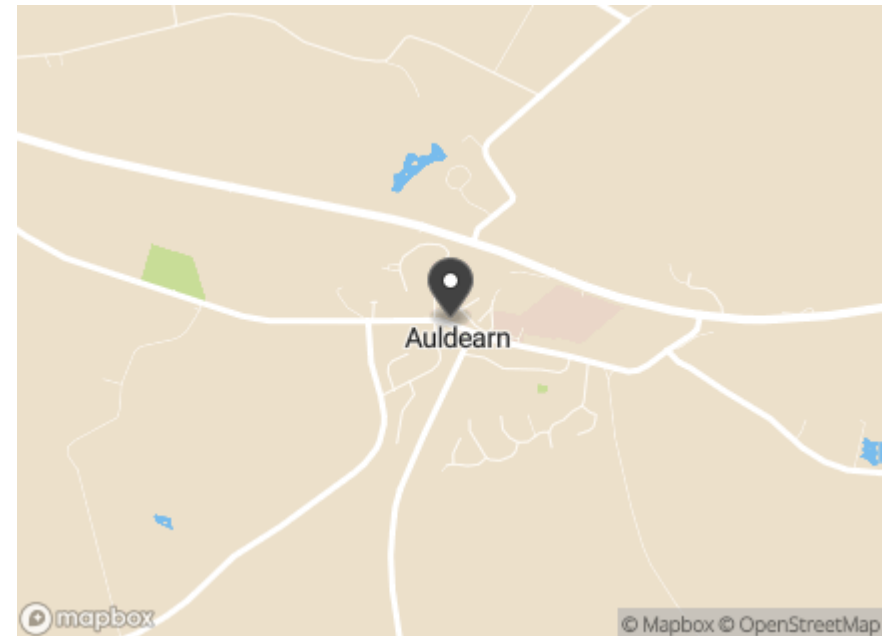




**Approximate Floor Area**  
 771 Sq. ft.  
 (71.6 Sq. m.)

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	Environmental Impact (CO <sub>2</sub> ) Rating		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>	84	84
(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>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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