



Shiel Square, Nairn, IV12 4SS

**Offers Over £200,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Three bedroom semi detached house
- Well presented family home
- Popular Achareidh area of Nairn
- Gas central heating
- Double glazing
- Residential car parking
- Above average EPC rating
- Early entry available
- Accompanied viewings by appointment, 7 days a week
- Home report available on request

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**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)



6 Sheil Square is a well-presented three-bedroom house just one kilometre from the centre of the Highland town of Nairn and a short distance from the Moray Firth. This is a generously spaced two-storey dwelling that was constructed in 1970 and it has been carefully maintained and decorated simply bringing a tasteful elegance. The house is approached from a gravelled front garden, which has residents' parking to the front. Access is through a metal gate at the side, offering privacy and a glimpse into the attractive garden beyond. There is also a handy timber shed in this space.

Opening straight from the neatly decorated hallway, the living room has hard flooring and is well-proportioned, offering a view of the front of the house. There is an attractive fireplace in wood and marble, and the room is decorated in soft greys with timber joinery, giving the space a comfortable, easily maintained ambience.

The kitchen dining room is well finished, again in neutrals, which complement the plentiful wooden fronted floor and wall cabinets. Arranged in a U-shape, the cooking and preparation area is extensive. It is finished with a stainless-steel oven and ceramic hob, bringing a modern look to the traditional-looking, good-quality solid cabinets. With access to the garden via the fully glazed door, the kitchen's dining area has character and charm. It offers a pleasant, easy access to the paved patio area.

A carpeted dog-leg staircase rises to the first floor, with a small landing and three bedrooms. The principal bedroom overlooks the garden and is spaciously appointed. It features an attractive area of dropped height ceiling to the back of the room, creating a comfortable, relaxed zone. This faces onto a complete wall of built-in wardrobes fitted with wooden doors. The second bedroom includes the chimney breast, which lends the room a delightful character. The third bedroom has a more extended footprint and is also shapely, giving the space elegance and interest. Either of these two rooms could be used as an office, gaming or recreation space. A family bathroom has been decorated in white tiles with black and metallic details. A whirlpool bath, with its shower over it, adds a touch of luxury. There is also a wash hand basin and WC.

The timber-fenced garden is laid with lawn and has two areas of paving: one for use as a patio and another to the back of the garden that could easily be adapted to include a small greenhouse or raised beds. At 77 m<sup>2</sup>, this is a surprisingly spacious feeling and well-thought-out property that has been carefully designed to make the most of the natural light and available floor area. The house has been well cared for inside and out and offers a lovely family home in a pleasant residential area.

#### 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 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 championship 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 (61)

Entry Date: Early entry available

Home Report: Available on request.

Viewings: 7 Days a week accompanied by agent.



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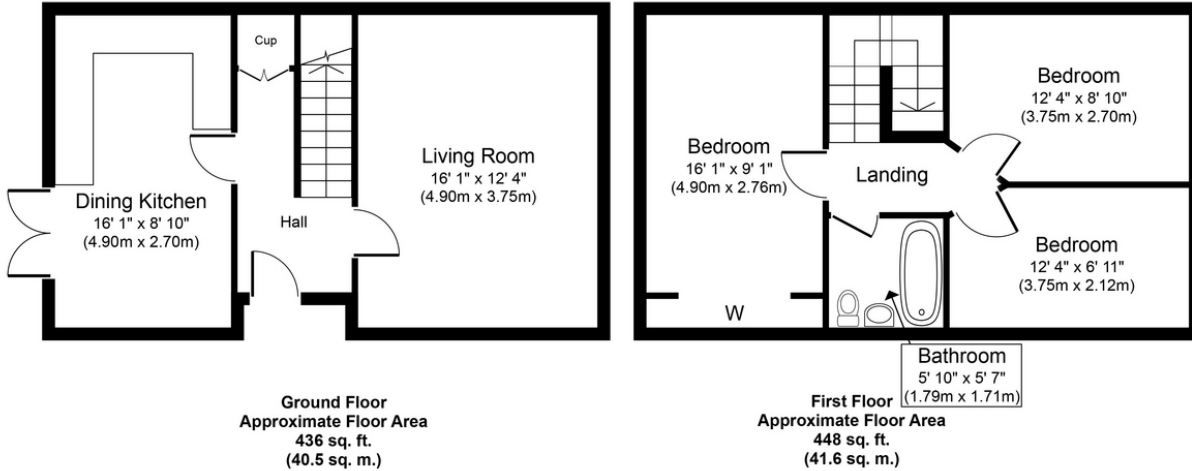




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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>		<b>77</b>
(55-68)	<b>D</b>	<b>55</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		EU Directive 2002/91/EC	



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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