



Dulsie Drive, Nairn, IV12 4TH

**Offers Over £160,000**

Hamish

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**Hamish**  
PROPERTY PROFESSIONALS





- Three bedroom semi detached house
- Gas central heating
- Double glazing
- Close to the local schools
- Band B council Tax
- Early entry available
- Accompanied viewings 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)



With the fabulous backdrop of nearby Tradespark Woods, this lovely semi-detached property will benefit from decorative attention and TLC to create a delightful and attractive modern family home. Located in a popular area of Nairn, 14 Dulsie Drive offers a comfortable three-bedroom house with plenty of potential, which benefits from a convenient location for schools, service and access to road and transport networks. Constructed in 1980, the property requires complete redecoration, new floor coverings and some areas of work. However, at 79 m<sup>2</sup>, this could be achieved with relative ease and cost-effectiveness. Therefore, it offers a fabulous opportunity for a family or individual hoping to make their first move onto the property ladder.

Dulsie Drive is on a quiet road close to Nairn Academy and about a kilometre from the centre of Nairn. The property is entered via a fully enclosed timber-fenced front garden laid with gravel, it also benefits from a single garage and driveway to one side. The entrance opens to the house through a vestibule and a small hallway leading to the open-plan living room with access to the dining space via a wide arch. With a south-easterly outlook to the front and large double-aspect views, these spaces are well provided with natural light and with careful design, offer plenty of space for family leisure use, desk space for remote working and homework and dining furniture. Double patio doors lead to the garden. The kitchen also forms part of the open-plan arrangement of the ground floor, opening directly from the dining area. It is arranged in a U-shape and has several white-fronted floor and wall cabinets and space for a number of appliances. The kitchen is useable and its appealing layout and access to the garden offer the potential to create a delightful, contemporary kitchen over a timescale to suit the new owner.

The dog leg staircase leads to three bedrooms, each offers scope to create spaces to suit different lifestyles, from a principal bedroom and rooms for the children, to keeping one space for homeworking or hobby use, for example. The three bedrooms are generous, and each has large windows. With its view of the garden, the rear bedroom has an even more substantial window, making the most of the light and view of the neighbouring woods. A family shower room has a walk-in shower enclosure and a white WC and wash hand basin. The garden is enclosed with timber fencing and features small areas laid with grass, timber decking, and utility spaces. With fresh decoration and some attention, 14 Dulsie Drive presents the opportunity to create a lovely property in a great location within walking distance of the centre of Nairn. It will make a fabulous home for a growing family, or couple looking to restore and renovate their own home, especially if this is their first foot on the property ladder.

#### 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 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 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: B

EPC Rating: D (66)

Entry Date: Early entry available

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.



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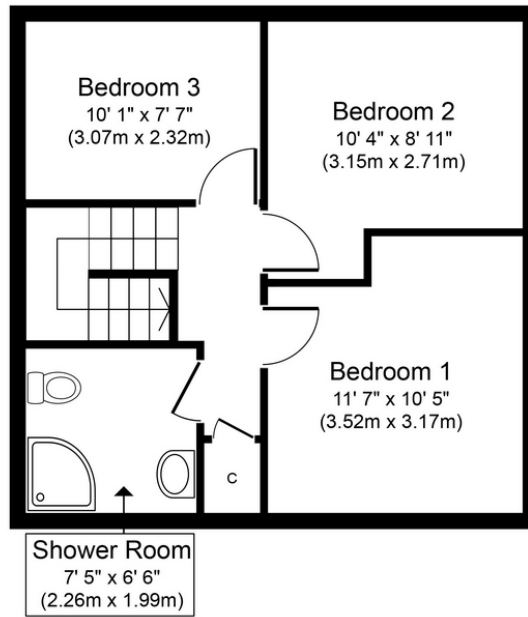
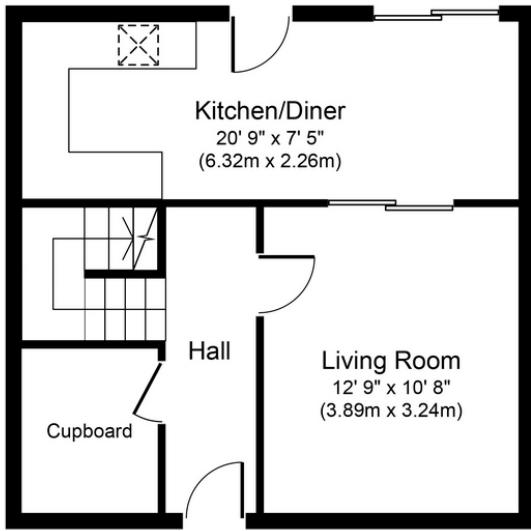


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 79 m<sup>2</sup>





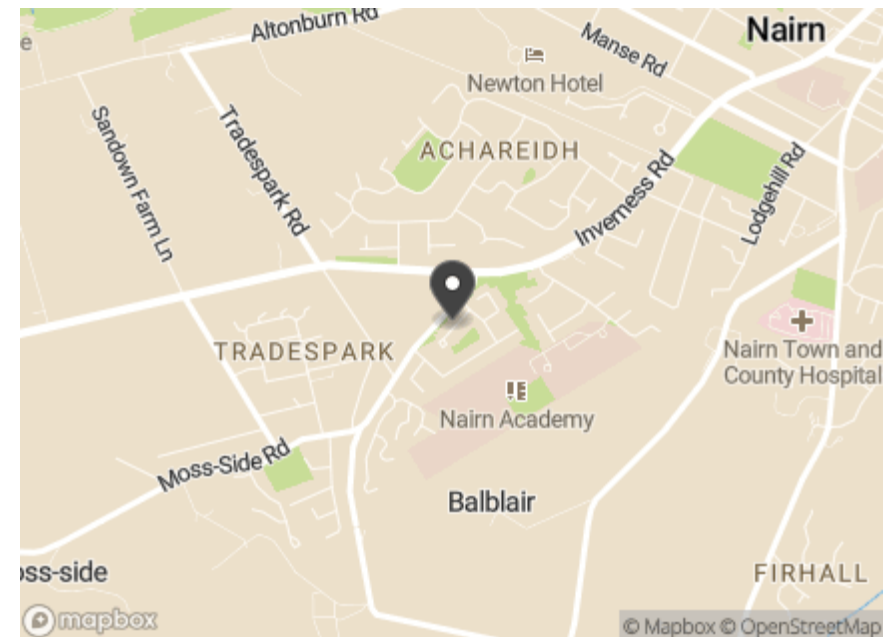
**Ground Floor**  
Approximate Floor Area  
425 sq. ft.  
(39.5 sq. m.)

**First Floor**  
Approximate Floor Area  
425 sq. ft.  
(39.5 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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		
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