



Charlotte Court, Nairn, IV12 5BF

Offers Over £145,000

Hamish

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Hamish
PROPERTY PROFESSIONALS



- Two bedroom upper floor flat in peaceful location
- Off-street parking
- Open plan kitchen / lounge
- Double glazing
- Electric storage heating
- Above average EPC energy rating
- All the furniture can be included subject to negotiation
- Accompanied viewings by appointment only, 7 days a week
- Entry date by mutual consent
- 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



Close to the centre of Nairn and within commuting distance of Inverness and Elgin, this property offers fabulous looks and a great location. Occupying the top floor of a purpose-built block, Flat 6 Charlotte Court is an exceptional property with many benefits. Constructed in 2007, the building has been built to an exceptional standard and is impeccably maintained. The exterior is pristine and has an air of prestige and luxury.

The flat is accessed from a wide drive with parking to the rear of the building. A high-quality wooden door opens onto a carpeted private staircase leading to the flat on the first floor. The open-plan living room is separated from the stairs by a balustered railing, creating a feeling of space. Its contemporary and stylish layout is complemented by its coombed ceiling and natural wood joinery, which lends character and interest. A large sash window and further roof window above the stairs provide plenty of light from the north-west.

The kitchen is a cheerful mix of wooden floor and wall cabinets, dark worktop and checkered tiles in neutral earth tones. Delightfully well laid out and finished, the kitchen is a practical and elegant space with substantial work surface, storage and room for seating around an unobtrusive breakfast bar.

Separated from the living room by a door which opens into a small hallway, the bedrooms are private and peaceful. Both the bedrooms are generous in scale and beautifully finished with coombed ceilings, again providing character and charm to the spaces. Each room has a large window looking over the rear of the building, providing views of the mature trees around the communal and surrounding areas.

Finished with grey panels, the bathroom is very comfortably sized with a bath, a separate walk-in shower enclosure, wash hand basin and WC. Maintained to a beautiful standard, with an interior space of 64m² and decorated in the same warm neutral palette throughout, Flat 6 Charlotte Court is an immaculate, prestigious-looking property that has been intelligently designed to make the most use of its space and while retaining its aesthetic appeal. Its fabulous location and peaceful setting elevate it even more, making it a desirable property, particularly for a single person or couple, and is definitely one to view early.

ABOUT NAIRN

Formerly a market town and Royal Burgh, Nairn is easily accessible by excellent road and transport links and is situated 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! 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 and electric.

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.



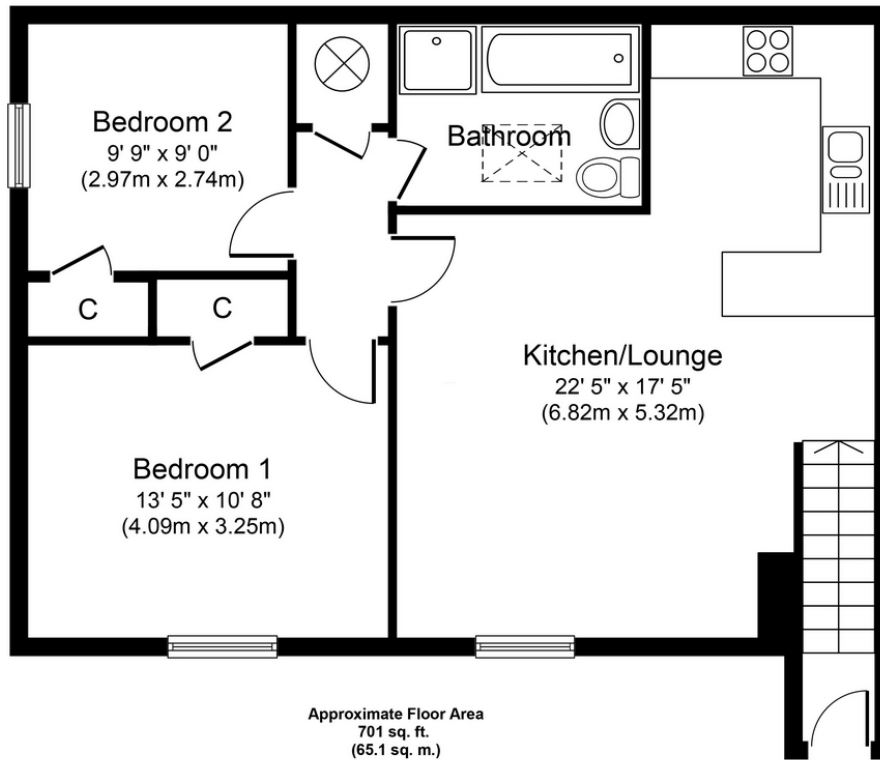


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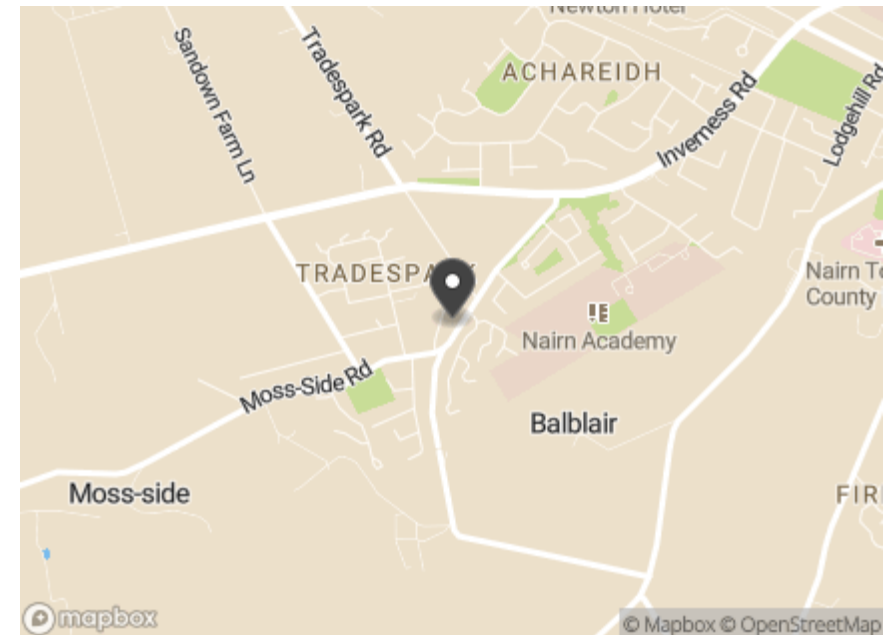
 64 m2





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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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